

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

AVIDA SETTINGS CABANATUAN

SAMPLE COMPUTATION ONLY

Phase	Lot	Block	Floor	BS-30 DAYS	Model	
1	11	2	0	156	LOT ONLY	
SELLING PRICE					P	2,965,500.00
Less:	VAT(if applicable)					317,732.14
	1.6% Discount TSP				<i>DOCS & PAYMENT ON/OR BEFORE SPOT DP DATE</i>	42,364.29
SELLING PRICE AFTER DISCOUNTS					P	2,605,403.57
Add:	VAT(if applicable)					312,648.43
	Other Charges					232,378.25
TOTAL RECEIVABLE					P	3,150,430.25
DOWNPAYMENT						
	Downpayment (20% of Selling Price)					583,610.40
	Total Other Charges & Fees					46,475.65
TOTAL REQUIRED DOWNPAYMENT					P	630,086.05
Less:	Reservation Fee			23-Apr-24		30,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P	600,086.05

Spot Downpayment (10% of Selling Price)		261,805.20
Other Charges		23,237.83
Total Spot DP and Other Charges payable on or before:	12-May-24	P 285,043.03
Strechd Downpayment (10% of Selling Price)		291,805.20
Other Charges		23,237.82
Total Strechd DP and Other Charges payable in 18 months		P 315,043.02

18	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	16-Jun-24	16,211.40	1,290.99	17,502.39
	2nd Downpayment due on	16-Jul-24	16,211.40	1,290.99	17,502.39
	3rd Downpayment due on	16-Aug-24	16,211.40	1,290.99	17,502.39
	4th Downpayment due on	16-Sep-24	16,211.40	1,290.99	17,502.39
	5th Downpayment due on	16-Oct-24	16,211.40	1,290.99	17,502.39
	6th Downpayment due on	16-Nov-24	16,211.40	1,290.99	17,502.39
	7th Downpayment due on	16-Dec-24	16,211.40	1,290.99	17,502.39
	8th Downpayment due on	16-Jan-25	16,211.40	1,290.99	17,502.39
	9th Downpayment due on	16-Feb-25	16,211.40	1,290.99	17,502.39
	10th Downpayment due on	16-Mar-25	16,211.40	1,290.99	17,502.39
	11th Downpayment due on	16-Apr-25	16,211.40	1,290.99	17,502.39
	12th Downpayment due on	16-May-25	16,211.40	1,290.99	17,502.39
	13th Downpayment due on	16-Jun-25	16,211.40	1,290.99	17,502.39
	14th Downpayment due on	16-Jul-25	16,211.40	1,290.99	17,502.39
	15th Downpayment due on	16-Aug-25	16,211.40	1,290.99	17,502.39
	16th Downpayment due on	16-Sep-25	16,211.40	1,290.99	17,502.39
	17th Downpayment due on	16-Oct-25	16,211.40	1,290.99	17,502.39
	18th Downpayment due on	16-Nov-25	16,211.40	1,290.99	17,502.39

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	16-Jun-25	
DUE AND PAYABLE ON	16-Dec-25	P 2,520,344.20
(Loanable from a Financing Institution)		

NOTE:

- In the event of an increase in Other Charges, AVIDA LAND CORP. has the right to charge the Purchaser as mandated in the CTS & DAS.
- Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
- Delay in any payment is an event of default entitling the Seller to exercise remedial options, which include collection of penalty at the rate of two percent (2%) of the unpaid amount for every month (or a fraction thereof) of delay as specified under Sec 4(ii) of the RA and Sec 4.2 of the CTS

4. For Bank Financing Program, Buyer is required to issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer. If no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit instructions to his designated bank, without need of demand nor notice.

5. All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..