

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS PRIME TAFT
SAMPLE COMPUTATION ONLY

Tower	Unit	Floor	Floor Area	Model
3	1001	10	42.38	1-BR

SELLING PRICE		P 7,306,880.00
Less:	VAT(if applicable)	782,880.00
	5% Discount on 10% SFDP	32,620.00

SELLING PRICE AFTER DISCOUNTS		P 6,491,380.00
Add:	VAT(if applicable)	778,965.60
	Other Charges	454,396.60

TOTAL RECEIVABLE		P 7,724,742.20
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DOWNPAYMENT		
	Downpayment (20% of Selling Price)	1,454,069.12
	Total Other Charges & Fees	90,879.32

TOTAL REQUIRED DOWNPAYMENT		P 1,544,948.44
Less:	Reservation Fee	20,000.00
	17-Jan-20	

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,524,948.44
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	Spot Downpayment (10% of Selling Price)	707,034.56
	Other Charges	45,439.66
	Total Spot DP and Other Charges payable on or before:	P 752,474.22
	05-Feb-20	

	Stretched Downpayment (10% of Selling Price)	727,034.56
	Other Charges	45,439.66
	Total Stretched DP and Other Charges payable in 12 months	P 772,474.22

12	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	17-Mar-20	60,586.21	3,786.64	64,372.85
	2nd Downpayment due on	17-Apr-20	60,586.21	3,786.64	64,372.85
	3rd Downpayment due on	17-May-20	60,586.21	3,786.64	64,372.85
	4th Downpayment due on	17-Jun-20	60,586.21	3,786.64	64,372.85
	5th Downpayment due on	17-Jul-20	60,586.21	3,786.64	64,372.85
	6th Downpayment due on	17-Aug-20	60,586.21	3,786.64	64,372.85
	7th Downpayment due on	17-Sep-20	60,586.21	3,786.64	64,372.85
	8th Downpayment due on	17-Oct-20	60,586.21	3,786.64	64,372.85
	9th Downpayment due on	17-Nov-20	60,586.21	3,786.64	64,372.85
	10th Downpayment due on	17-Dec-20	60,586.21	3,786.64	64,372.85
	11th Downpayment due on	17-Jan-21	60,586.21	3,786.64	64,372.85
	12th Downpayment due on	17-Feb-21	60,586.21	3,786.64	64,372.85

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	17-Sep-20	
DUE AND PAYABLE ON	17-Mar-21	P 6,179,793.76
(Loanable from a Financing Institution)		

NOTE:

1. 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.
2. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
3. 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 guarantee check covering the lump-sum payment. Upon Seller's receipt of the bank guarantee, the relevant guarantee check(s) covered thereby shall be returned to the Buyer.
5. All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..