

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**AVIDA TOWERS VIREO**  
**SAMPLE COMPUTATION ONLY**

Tower	Unit	Floor	Floor Area	Model
3	23	14	23.4	STUDIO
<b>SELLING PRICE</b>				<b>P 5,546,240.00</b>
Less:	VAT(if applicable)			594,240.00
	Committed Sales Discount			20,000.00
	Local Buyer Discount			297,120.00
<b>SELLING PRICE AFTER DISCOUNTS</b>				<b>P 4,634,880.00</b>
Add:	VAT(if applicable)			556,185.60
	Other Charges			363,441.60
<b>TOTAL RECEIVABLE</b>				<b>P 5,554,507.20</b>
<b>DOWNPAYMENT</b>				
	Downpayment (15% of Selling Price)			778,659.84
	Total Other Charges & Fees			54,516.24
<b>TOTAL REQUIRED DOWNPAYMENT</b>				<b>P 833,176.08</b>
Less:	Reservation Fee	30-Aug-20		20,000.00
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>				<b>P 813,176.08</b>

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	28-Sep-20	21,073.88	1,514.34	22,588.22
	2nd Downpayment due on	02-Nov-20	21,073.88	1,514.34	22,588.22
	3rd Downpayment due on	02-Dec-20	21,073.88	1,514.34	22,588.22
	4th Downpayment due on	02-Jan-21	21,073.88	1,514.34	22,588.22
	5th Downpayment due on	02-Feb-21	21,073.88	1,514.34	22,588.22
	6th Downpayment due on	02-Mar-21	21,073.88	1,514.34	22,588.22
	7th Downpayment due on	02-Apr-21	21,073.88	1,514.34	22,588.22
	8th Downpayment due on	02-May-21	21,073.88	1,514.34	22,588.22
	9th Downpayment due on	02-Jun-21	21,073.88	1,514.34	22,588.22
	10th Downpayment due on	02-Jul-21	21,073.88	1,514.34	22,588.22
	11th Downpayment due on	02-Aug-21	21,073.88	1,514.34	22,588.22
	12th Downpayment due on	02-Sep-21	21,073.88	1,514.34	22,588.22
	13th Downpayment due on	02-Oct-21	21,073.88	1,514.34	22,588.22
	14th Downpayment due on	02-Nov-21	21,073.88	1,514.34	22,588.22
	15th Downpayment due on	02-Dec-21	21,073.88	1,514.34	22,588.22
	16th Downpayment due on	02-Jan-22	21,073.88	1,514.34	22,588.22
	17th Downpayment due on	02-Feb-22	21,073.88	1,514.34	22,588.22
	18th Downpayment due on	02-Mar-22	21,073.88	1,514.34	22,588.22
	19th Downpayment due on	02-Apr-22	21,073.88	1,514.34	22,588.22
	20th Downpayment due on	02-May-22	21,073.88	1,514.34	22,588.22
	21st Downpayment due on	02-Jun-22	21,073.88	1,514.34	22,588.22
	22nd Downpayment due on	02-Jul-22	21,073.88	1,514.34	22,588.22
	23rd Downpayment due on	02-Aug-22	21,073.88	1,514.34	22,588.22
	24th Downpayment due on	02-Sep-22	21,073.88	1,514.34	22,588.22
	25th Downpayment due on	02-Oct-22	21,073.88	1,514.34	22,588.22
	26th Downpayment due on	02-Nov-22	21,073.88	1,514.34	22,588.22
	27th Downpayment due on	02-Dec-22	21,073.88	1,514.34	22,588.22
	28th Downpayment due on	02-Jan-23	21,073.88	1,514.34	22,588.22
	29th Downpayment due on	02-Feb-23	21,073.88	1,514.34	22,588.22
	30th Downpayment due on	02-Mar-23	21,073.88	1,514.34	22,588.22
	31st Downpayment due on	02-Apr-23	21,073.88	1,514.34	22,588.22
	32nd Downpayment due on	02-May-23	21,073.88	1,514.34	22,588.22
	33rd Downpayment due on	02-Jun-23	21,073.88	1,514.34	22,588.22
	34th Downpayment due on	02-Jul-23	21,073.88	1,514.34	22,588.22
	35th Downpayment due on	02-Aug-23	21,073.88	1,514.34	22,588.22
	36th Downpayment due on	02-Sep-23	21,074.04	1,514.34	22,588.38

**PAYMENT SCHEDULE: BALANCE**

Bank Guarantee must be submitted on or before	02-Apr-23	
<b>DUE AND PAYABLE ON</b>	03-Oct-23	<b>P 4,721,331.12</b>
(Loanable from a Financing Institution)		

**NOTE:**

- In the event of an increase in Other Charges, ALI 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
- 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.
- All payments covering the due dates and amounts above should be made payable to AYALA LAND INC.