

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS RIALA
TERM IS SUBJECT FOR APPROVAL

Tower	Unit	Floor	Floor Area	Model
3	1906	19	57.10	2 BEDROOM - AS IS, WHERE IS
SELLING PRICE				P 11,581,000.00
Less:	VAT(if applicable)			1,240,821.43
	1% Discount on TSP			103,401.79
SELLING PRICE AFTER DISCOUNTS				P 10,236,776.78
Add:	VAT(if applicable)			1,228,413.21
	Other Charges			759,574.37
TOTAL RECEIVABLE				P 12,224,764.36
DOWNPAYMENT				
	Downpayment (20% of Selling Price)			2,293,038.00
	Total Other Charges & Fees			151,914.87
TOTAL REQUIRED DOWNPAYMENT				P 2,444,952.87
Less:	Reservation Fee	05-Jun-23		20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 2,424,952.87
	Spot Downpayment (10% of Selling Price)			1,126,519.00
	Other Charges			75,957.44
	Total Spot DP and Other Charges payable on or before:	20-Jun-23		P 1,202,476.44
	Stretched Downpayment (10% of Selling Price)			1,146,519.00
	Other Charges			75,957.43
	Total Stretched DP and Other Charges payable in 42 months			P 1,222,476.43

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Aug-23	27,298.07	1,808.51	29,106.58
	2nd Downpayment due on	02-Sep-23	27,298.07	1,808.51	29,106.58
	3rd Downpayment due on	02-Oct-23	27,298.07	1,808.51	29,106.58
	4th Downpayment due on	02-Nov-23	27,298.07	1,808.51	29,106.58
	5th Downpayment due on	02-Dec-23	27,298.07	1,808.51	29,106.58
	6th Downpayment due on	02-Jan-24	27,298.07	1,808.51	29,106.58
	7th Downpayment due on	02-Feb-24	27,298.07	1,808.51	29,106.58
	8th Downpayment due on	02-Mar-24	27,298.07	1,808.51	29,106.58
	9th Downpayment due on	02-Apr-24	27,298.07	1,808.51	29,106.58
	10th Downpayment due on	02-May-24	27,298.07	1,808.51	29,106.58
	11th Downpayment due on	02-Jun-24	27,298.07	1,808.51	29,106.58
	12th Downpayment due on	02-Jul-24	27,298.07	1,808.51	29,106.58
	13th Downpayment due on	02-Aug-24	27,298.07	1,808.51	29,106.58
	14th Downpayment due on	02-Sep-24	27,298.07	1,808.51	29,106.58
	15th Downpayment due on	02-Oct-24	27,298.07	1,808.51	29,106.58
	16th Downpayment due on	02-Nov-24	27,298.07	1,808.51	29,106.58
	17th Downpayment due on	02-Dec-24	27,298.07	1,808.51	29,106.58
	18th Downpayment due on	02-Jan-25	27,298.07	1,808.51	29,106.58
	19th Downpayment due on	02-Feb-25	27,298.07	1,808.51	29,106.58
	20th Downpayment due on	02-Mar-25	27,298.07	1,808.51	29,106.58
	21st Downpayment due on	02-Apr-25	27,298.07	1,808.51	29,106.58
	22nd Downpayment due on	02-May-25	27,298.07	1,808.51	29,106.58
	23rd Downpayment due on	02-Jun-25	27,298.07	1,808.51	29,106.58
	24th Downpayment due on	02-Jul-25	27,298.07	1,808.51	29,106.58
	25th Downpayment due on	02-Aug-25	27,298.07	1,808.51	29,106.58
	26th Downpayment due on	02-Sep-25	27,298.07	1,808.51	29,106.58
	27th Downpayment due on	02-Oct-25	27,298.07	1,808.51	29,106.58
	28th Downpayment due on	02-Nov-25	27,298.07	1,808.51	29,106.58
	29th Downpayment due on	02-Dec-25	27,298.07	1,808.51	29,106.58
	30th Downpayment due on	02-Jan-26	27,298.07	1,808.51	29,106.58
	31st Downpayment due on	02-Feb-26	27,298.07	1,808.51	29,106.58
	32nd Downpayment due on	02-Mar-26	27,298.07	1,808.51	29,106.58
	33rd Downpayment due on	02-Apr-26	27,298.07	1,808.51	29,106.58
	34th Downpayment due on	02-May-26	27,298.07	1,808.51	29,106.58
	35th Downpayment due on	02-Jun-26	27,298.07	1,808.51	29,106.58
	36th Downpayment due on	02-Jul-26	27,298.07	1,808.51	29,106.58
	37th Downpayment due on	02-Aug-26	27,298.07	1,808.51	29,106.58
	38th Downpayment due on	02-Sep-26	27,298.07	1,808.51	29,106.58
	39th Downpayment due on	02-Oct-26	27,298.07	1,808.51	29,106.58
	40th Downpayment due on	02-Nov-26	27,298.07	1,808.51	29,106.58
	41st Downpayment due on	02-Dec-26	27,298.07	1,808.51	29,106.58
	42nd Downpayment due on	02-Jan-27	27,298.13	1,808.52	29,106.65

PAYMENT SCHEDULE: BALANCE				
	Bank Guarantee must be submitted on or before	02-Aug-26		
	DUE AND PAYABLE ON	02-Feb-27	P	9,779,811.49
	(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
- 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 AVIDA LAND CORP..