

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT

AVIDA TOWERS RIALA

SAMPLE COMPUTATION ONLY

Tower	Unit	Floor	Floor Area	Model	
3	2924	29	26.38	STUDIO - AS IS, WHERE IS	
SELLING PRICE				P 5,774,000.00	
Less: VAT(if applicable)				618,642.86	
1% Discount on TSP				51,553.57	
SELLING PRICE AFTER DISCOUNTS				P 5,103,803.57	
Add: VAT(if applicable)				612,456.43	
Other Charges				373,266.25	
TOTAL RECEIVABLE				P 6,089,526.25	
DOWNPAYMENT					
Downpayment (20% of Selling Price)				1,143,252.00	
Total Other Charges & Fees				74,653.25	
TOTAL REQUIRED DOWNPAYMENT				P 1,217,905.25	
Less: Reservation Fee				05-Jun-23 20,000.00	
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 1,197,905.25	
Spot Downpayment (10% of Selling Price)				551,626.00	
Other Charges				37,326.63	
Total Spot DP and Other Charges payable on or before:				20-Jun-23 P 588,952.63	
Stretched Downpayment (10% of Selling Price)				571,626.00	
Other Charges				37,326.62	
Total Stretched DP and Other Charges payable in 30 months				P 608,952.62	
30	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Aug-23	19,054.20	1,244.22	20,298.42
	2nd Downpayment due on	02-Sep-23	19,054.20	1,244.22	20,298.42
	3rd Downpayment due on	02-Oct-23	19,054.20	1,244.22	20,298.42
	4th Downpayment due on	02-Nov-23	19,054.20	1,244.22	20,298.42
	5th Downpayment due on	02-Dec-23	19,054.20	1,244.22	20,298.42
	6th Downpayment due on	02-Jan-24	19,054.20	1,244.22	20,298.42
	7th Downpayment due on	02-Feb-24	19,054.20	1,244.22	20,298.42
	8th Downpayment due on	02-Mar-24	19,054.20	1,244.22	20,298.42
	9th Downpayment due on	02-Apr-24	19,054.20	1,244.22	20,298.42
	10th Downpayment due on	02-May-24	19,054.20	1,244.22	20,298.42
	11th Downpayment due on	02-Jun-24	19,054.20	1,244.22	20,298.42
	12th Downpayment due on	02-Jul-24	19,054.20	1,244.22	20,298.42
	13th Downpayment due on	02-Aug-24	19,054.20	1,244.22	20,298.42
	14th Downpayment due on	02-Sep-24	19,054.20	1,244.22	20,298.42
	15th Downpayment due on	02-Oct-24	19,054.20	1,244.22	20,298.42
	16th Downpayment due on	02-Nov-24	19,054.20	1,244.22	20,298.42
	17th Downpayment due on	02-Dec-24	19,054.20	1,244.22	20,298.42
	18th Downpayment due on	02-Jan-25	19,054.20	1,244.22	20,298.42
	19th Downpayment due on	02-Feb-25	19,054.20	1,244.22	20,298.42
	20th Downpayment due on	02-Mar-25	19,054.20	1,244.22	20,298.42
	21st Downpayment due on	02-Apr-25	19,054.20	1,244.22	20,298.42
	22nd Downpayment due on	02-May-25	19,054.20	1,244.22	20,298.42
	23rd Downpayment due on	02-Jun-25	19,054.20	1,244.22	20,298.42
	24th Downpayment due on	02-Jul-25	19,054.20	1,244.22	20,298.42
	25th Downpayment due on	02-Aug-25	19,054.20	1,244.22	20,298.42
	26th Downpayment due on	02-Sep-25	19,054.20	1,244.22	20,298.42
	27th Downpayment due on	02-Oct-25	19,054.20	1,244.22	20,298.42
	28th Downpayment due on	02-Nov-25	19,054.20	1,244.22	20,298.42
	29th Downpayment due on	02-Dec-25	19,054.20	1,244.22	20,298.42
	30th Downpayment due on	02-Jan-26	19,054.20	1,244.24	20,298.44
PAYMENT SCHEDULE: BALANCE					
Bank Guarantee must be submitted on or before				02-Aug-25	
DUE AND PAYABLE ON				02-Feb-26	
(Loanable from a Financing Institution)				P 4,871,621.00	
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..					