

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

Tower 5	Unit 220	Floor 2	Floor Area 47	Model Smart Size 2 BR	
SELLING PRICE				P 10,144,000.00	
Less: VAT(if applicable)				1,086,857.14	
10% Discount on TSP (Docs & payment on or before March 22, 2024)				905,714.29	
Fortune Project Discount				150,000.00	
SELLING PRICE AFTER DISCOUNTS				P 8,001,428.57	
Add: VAT(if applicable)				960,171.43	
Other Charges				725,100.00	
TOTAL RECEIVABLE				P 9,686,700.00	
DOWNPAYMENT					
Downpayment (20% of Selling Price)				1,792,320.00	
Total Other Charges & Fees				145,020.00	
TOTAL REQUIRED DOWNPAYMENT				P 1,937,340.00	
Less: Reservation Fee				08-Mar-24 35,000.00	
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 1,902,340.00	
Spot Downpayment (10% of Selling Price)				861,160.00	
Other Charges				72,510.00	
Total Spot DP and Other Charges payable on or before:				22-Mar-24 P 933,670.00	
Stretched Downpayment (10% of Selling Price)				896,160.00	
Other Charges				72,510.00	
Total Stretched DP and Other Charges payable in 48 months				P 968,670.00	
48	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
1st	Downpayment due on	02-May-24	18,670.00	1,510.63	20,180.63
2nd	Downpayment due on	02-Jun-24	18,670.00	1,510.63	20,180.63
3rd	Downpayment due on	02-Jul-24	18,670.00	1,510.63	20,180.63
4th	Downpayment due on	02-Aug-24	18,670.00	1,510.63	20,180.63
5th	Downpayment due on	02-Sep-24	18,670.00	1,510.63	20,180.63
6th	Downpayment due on	02-Oct-24	18,670.00	1,510.63	20,180.63
7th	Downpayment due on	02-Nov-24	18,670.00	1,510.63	20,180.63
8th	Downpayment due on	02-Dec-24	18,670.00	1,510.63	20,180.63
9th	Downpayment due on	02-Jan-25	18,670.00	1,510.63	20,180.63
10th	Downpayment due on	02-Feb-25	18,670.00	1,510.63	20,180.63
11th	Downpayment due on	02-Mar-25	18,670.00	1,510.63	20,180.63
12th	Downpayment due on	02-Apr-25	18,670.00	1,510.63	20,180.63
13th	Downpayment due on	02-May-25	18,670.00	1,510.63	20,180.63
14th	Downpayment due on	02-Jun-25	18,670.00	1,510.63	20,180.63
15th	Downpayment due on	02-Jul-25	18,670.00	1,510.63	20,180.63
16th	Downpayment due on	02-Aug-25	18,670.00	1,510.63	20,180.63
17th	Downpayment due on	02-Sep-25	18,670.00	1,510.63	20,180.63
18th	Downpayment due on	02-Oct-25	18,670.00	1,510.63	20,180.63
19th	Downpayment due on	02-Nov-25	18,670.00	1,510.63	20,180.63
20th	Downpayment due on	02-Dec-25	18,670.00	1,510.63	20,180.63
21st	Downpayment due on	02-Jan-26	18,670.00	1,510.63	20,180.63
22nd	Downpayment due on	02-Feb-26	18,670.00	1,510.63	20,180.63
23rd	Downpayment due on	02-Mar-26	18,670.00	1,510.63	20,180.63
24th	Downpayment due on	02-Apr-26	18,670.00	1,510.63	20,180.63
25th	Downpayment due on	02-May-26	18,670.00	1,510.63	20,180.63
26th	Downpayment due on	02-Jun-26	18,670.00	1,510.63	20,180.63
27th	Downpayment due on	02-Jul-26	18,670.00	1,510.63	20,180.63
28th	Downpayment due on	02-Aug-26	18,670.00	1,510.63	20,180.63
29th	Downpayment due on	02-Sep-26	18,670.00	1,510.63	20,180.63
30th	Downpayment due on	02-Oct-26	18,670.00	1,510.63	20,180.63
31st	Downpayment due on	02-Nov-26	18,670.00	1,510.63	20,180.63
32nd	Downpayment due on	02-Dec-26	18,670.00	1,510.63	20,180.63
33rd	Downpayment due on	02-Jan-27	18,670.00	1,510.63	20,180.63
34th	Downpayment due on	02-Feb-27	18,670.00	1,510.63	20,180.63
35th	Downpayment due on	02-Mar-27	18,670.00	1,510.63	20,180.63
36th	Downpayment due on	02-Apr-27	18,670.00	1,510.63	20,180.63
37th	Downpayment due on	02-May-27	18,670.00	1,510.63	20,180.63
38th	Downpayment due on	02-Jun-27	18,670.00	1,510.63	20,180.63
39th	Downpayment due on	02-Jul-27	18,670.00	1,510.63	20,180.63
40th	Downpayment due on	02-Aug-27	18,670.00	1,510.63	20,180.63
41st	Downpayment due on	02-Sep-27	18,670.00	1,510.63	20,180.63
42nd	Downpayment due on	02-Oct-27	18,670.00	1,510.63	20,180.63
43rd	Downpayment due on	02-Nov-27	18,670.00	1,510.63	20,180.63
44th	Downpayment due on	02-Dec-27	18,670.00	1,510.63	20,180.63
45th	Downpayment due on	02-Jan-28	18,670.00	1,510.63	20,180.63
46th	Downpayment due on	02-Feb-28	18,670.00	1,510.63	20,180.63
47th	Downpayment due on	02-Mar-28	18,670.00	1,510.63	20,180.63
48th	Downpayment due on	02-Apr-28	18,670.00	1,510.39	20,180.39
PAYMENT SCHEDULE: BALANCE					
Bank Guarantee must be submitted on or before				02-Nov-27	
DUE AND PAYABLE ON				02-May-28 P 7,749,360.00	
(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 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 receive 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..					