

DEFERRED CASH

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**BAYPOINT ESTATES**

**SAMPLE COMPUTATION ONLY & TERM IS SUBJECT TO APPROVAL**

Phase	Block	Lot	Lot Area	Floor Area	Model
2	8	10	126.00	0.00	LOT ONLY
N/A					
<b>SELLING PRICE</b>					<b>P 3,150,000.00</b>
Less:	VAT(if applicable)				337,500.00
	4% Discount on 20% SFDP				112,500.00
<b>Total Discount</b>					<b>112,500.00</b>
<b>NET SELLING PRICE</b>					<b>P 2,700,000.00</b>
Add:	VAT(if applicable)				324,000.00
	Other Charges				189,000.00
<b>TOTAL RECEIVABLE</b>					<b>P 3,213,000.00</b>
Less:	Reservation Fee			03-Mar-19	20,000.00
<b>SCHEDULE OF BALANCE AND DOWNPAYMENT</b>					<b>P 3,193,000.00</b>

**DOWNPAYMENT**

Spot Downpayment (20% of Selling Price)	584,800.00
<b>Total Spot DP payable on or before:</b>	<b>P 584,800.00</b>

**BALANCE**

Balance Remaining (80% of Selling Price)	2,419,200.00
Other Charges	189,000.00
<b>Remaining Balance and OC due and payable in 36 months at 0 interest</b>	<b>P 2,608,200.00</b>

<b>36</b>	<b>Months Schedule</b>	<b>Due Date</b>	<b>Monthly Payment</b>	<b>Other Charges</b>	<b>Total Monthly Payment</b>
	1st Downpayment due on	02-May-19	67,200.00	5,250.00	72,450.00
	2nd Downpayment due on	02-Jun-19	67,200.00	5,250.00	72,450.00
	3rd Downpayment due on	02-Jul-19	67,200.00	5,250.00	72,450.00
	4th Downpayment due on	02-Aug-19	67,200.00	5,250.00	72,450.00
	5th Downpayment due on	02-Sep-19	67,200.00	5,250.00	72,450.00
	6th Downpayment due on	02-Oct-19	67,200.00	5,250.00	72,450.00
	7th Downpayment due on	02-Nov-19	67,200.00	5,250.00	72,450.00
	8th Downpayment due on	02-Dec-19	67,200.00	5,250.00	72,450.00
	9th Downpayment due on	02-Jan-20	67,200.00	5,250.00	72,450.00
	10th Downpayment due on	02-Feb-20	67,200.00	5,250.00	72,450.00
	11th Downpayment due on	02-Mar-20	67,200.00	5,250.00	72,450.00
	12th Downpayment due on	02-Apr-20	67,200.00	5,250.00	72,450.00
	13th Downpayment due on	02-May-20	67,200.00	5,250.00	72,450.00
	14th Downpayment due on	02-Jun-20	67,200.00	5,250.00	72,450.00
	15th Downpayment due on	02-Jul-20	67,200.00	5,250.00	72,450.00
	16th Downpayment due on	02-Aug-20	67,200.00	5,250.00	72,450.00
	17th Downpayment due on	02-Sep-20	67,200.00	5,250.00	72,450.00
	18th Downpayment due on	02-Oct-20	67,200.00	5,250.00	72,450.00
	19th Downpayment due on	02-Nov-20	67,200.00	5,250.00	72,450.00
	20th Downpayment due on	02-Dec-20	67,200.00	5,250.00	72,450.00
	21st Downpayment due on	02-Jan-21	67,200.00	5,250.00	72,450.00
	22nd Downpayment due on	02-Feb-21	67,200.00	5,250.00	72,450.00
	23rd Downpayment due on	02-Mar-21	67,200.00	5,250.00	72,450.00
	24th Downpayment due on	02-Apr-21	67,200.00	5,250.00	72,450.00
	25th Downpayment due on	02-May-21	67,200.00	5,250.00	72,450.00
	26th Downpayment due on	02-Jun-21	67,200.00	5,250.00	72,450.00
	27th Downpayment due on	02-Jul-21	67,200.00	5,250.00	72,450.00
	28th Downpayment due on	02-Aug-21	67,200.00	5,250.00	72,450.00
	29th Downpayment due on	02-Sep-21	67,200.00	5,250.00	72,450.00
	30th Downpayment due on	02-Oct-21	67,200.00	5,250.00	72,450.00
	31st Downpayment due on	02-Nov-21	67,200.00	5,250.00	72,450.00
	32nd Downpayment due on	02-Dec-21	67,200.00	5,250.00	72,450.00
	33rd Downpayment due on	02-Jan-22	67,200.00	5,250.00	72,450.00
	34th Downpayment due on	02-Feb-22	67,200.00	5,250.00	72,450.00
	35th Downpayment due on	02-Mar-22	67,200.00	5,250.00	72,450.00
	36th Downpayment due on	02-Apr-22	67,200.00	5,250.00	72,450.00

**NOTE:**

1. In the event of an increase in Other Charges, PHI 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 PHI.

Prepared By:

Noted By:

\_\_\_\_\_  
Signature Over Printed Name  
Customer Service Staff

\_\_\_\_\_  
Signature Over Printed Name  
Customer Service Supervisor / Team Leader

Conforme:

\_\_\_\_\_  
Signature Over Printed Name  
Purchaser