

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

AVIDA NORTHDALÉ SETTINGS ALVIÉRA

SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model
1	12	5	149.00	85.00	TRISTA
					STANDARD-NORMAL

SELLING PRICE	P 6,701,600.00
Less: VAT(if applicable)	718,028.57

SELLING PRICE AFTER DISCOUNTS	P 5,983,571.43
Add: VAT(if applicable)	718,028.57
Other Charges	418,850.00

TOTAL RECEIVABLE	P 7,120,450.00
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DOWNPAYMENT

Downpayment (20% of Selling Price)	1,340,320.00
Total Other Charges & Fees	83,770.00

TOTAL REQUIRED DOWNPAYMENT	P 1,424,090.00
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Less: Reservation Fee	27-Apr-19	20,000.00
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SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P 1,404,090.00
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18

Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
1st Downpayment due on	27-May-19	73,351.11	4,653.89	78,005.00
2nd Downpayment due on	27-Jun-19	73,351.11	4,653.89	78,005.00
3rd Downpayment due on	27-Jul-19	73,351.11	4,653.89	78,005.00
4th Downpayment due on	27-Aug-19	73,351.11	4,653.89	78,005.00
5th Downpayment due on	27-Sep-19	73,351.11	4,653.89	78,005.00
6th Downpayment due on	27-Oct-19	73,351.11	4,653.89	78,005.00
7th Downpayment due on	27-Nov-19	73,351.11	4,653.89	78,005.00
8th Downpayment due on	27-Dec-19	73,351.11	4,653.89	78,005.00
9th Downpayment due on	27-Jan-20	73,351.11	4,653.89	78,005.00
10th Downpayment due on	27-Feb-20	73,351.11	4,653.89	78,005.00
11th Downpayment due on	27-Mar-20	73,351.11	4,653.89	78,005.00
12th Downpayment due on	27-Apr-20	73,351.11	4,653.89	78,005.00
13th Downpayment due on	27-May-20	73,351.11	4,653.89	78,005.00
14th Downpayment due on	27-Jun-20	73,351.11	4,653.89	78,005.00
15th Downpayment due on	27-Jul-20	73,351.11	4,653.89	78,005.00
16th Downpayment due on	27-Aug-20	73,351.11	4,653.89	78,005.00
17th Downpayment due on	27-Sep-20	73,351.11	4,653.89	78,005.00
18th Downpayment due on	27-Oct-20	73,351.13	4,653.87	78,005.00

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	27-May-20	
DUE AND PAYABLE ON	27-Nov-20	P 5,696,360.00
(Loanable from a Financing Institution)		

Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)

Principal	5,361,280.00
Other Charges	335,080.00
Total Bank Loanable Amount	P 5,696,360.00

Term (Years)	Interest Rate	Factor Rate	From	To	Monthly Payment	NDI
5 Years	6.50%	0.0195661	27-Dec-20	27-Nov-25	111,455.55	278,638.88
10 Years	8.50%	0.0123986	27-Dec-20	27-Nov-30	70,626.89	176,567.23
15 Years	9.25%	0.0102919	27-Dec-20	27-Nov-35	58,626.37	146,565.93

NOTE:

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

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