

**AVIDA LAND CORP.  
CUSTOMER SERVICE UNIT**

# AVIDA TOWERS BGC 34th STREET

**SAMPLE COMPUTATION ONLY**

<b>Tower</b>	<b>Unit</b>	<b>Floor</b>	<b>Floor Area</b>	<b>Model</b>
1	223	2	36.76	1 BEDROOM (AS-IS , WHERE-IS)
<b>SELLING PRICE</b>				<b>P 8,802,000.00</b>
Less:	VAT(if applicable)			943,071.43
	5% Discount on 10% SFDP			39,294.64
	Booking Sales Discount			240,000.00
			<b>Total Discount</b>	<b>279,294.64</b>
<b>SELLING PRICE AFTER DISCOUNTS</b>				<b>P 7,579,633.93</b>
Add:	VAT(if applicable)			909,556.07
	Other Charges			530,574.37
<b>TOTAL RECEIVABLE</b>				<b>P 9,019,764.37</b>
<b>DOWNPAYMENT</b>				
	Downpayment (20% of Selling Price)			1,697,838.00
	Total Other Charges & Fees			106,114.87
<b>TOTAL REQUIRED DOWNPAYMENT</b>				<b>P 1,803,952.87</b>
Less:	Reservation Fee	11-May-20		20,000.00
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>				<b>P 1,783,952.87</b>

Spot Downpayment (10% of Selling Price)		828,919.00
Other Charges		53,057.44
<b>Total Spot DP and Other Charges payable on or before:</b>	<b>25-May-20</b>	<b>P 881,976.44</b>
Stretched Downpayment (10% of Selling Price)		848,919.00
Other Charges		53,057.43
<b>Total Stretched DP and Other Charges payable in 6 months</b>		<b>P 901,976.43</b>

<b>6</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-Jul-20	141,486.50	8,842.91	150,329.41
	2nd Downpayment due on	02-Aug-20	141,486.50	8,842.91	150,329.41
	3rd Downpayment due on	02-Sep-20	141,486.50	8,842.91	150,329.41
	4th Downpayment due on	02-Oct-20	141,486.50	8,842.91	150,329.41
	5th Downpayment due on	02-Nov-20	141,486.50	8,842.91	150,329.41
	6th Downpayment due on	02-Dec-20	141,486.50	8,842.88	150,329.38

<b>PAYMENT SCHEDULE: BALANCE</b>			
Bank Guarantee must be submitted on or before		02-Jul-21	
DUE AND PAYABLE ON		02-Jan-21	<b>P7,215,811.49</b>
(Loanable from a Financing Institution)			

**NOTE:**

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