

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS ASTEN
SAMPLE COMPUTATION ONLY

Tower	Unit	Floor	Floor Area		Model
3	2420	24	33.40		1 BR

SELLING PRICE		P 6,099,000.00
Less:	VAT(if applicable)	653,464.29
	10% Discount on 10% Spot Downpayment	54,455.36
	Booking Sales Discount	100,000.00
	Total Discount	154,455.36

SELLING PRICE AFTER DISCOUNTS		P 5,291,080.35
Add:	VAT(if applicable)	634,929.64
	Other Charges	370,375.62

TOTAL RECEIVABLE	P 6,296,385.61
-------------------------	-----------------------

DOWNPAYMENT		
	Downpayment (20% of Selling Price)	1,185,202.00
	Total Other Charges & Fees	74,075.12

TOTAL REQUIRED DOWNPAYMENT		P 1,259,277.12
Less:	Reservation Fee	03-Mar-19 20,000.00

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P 1,239,277.12
---	-----------------------

Spot Downpayment (10% of Selling Price)	572,601.00
Other Charges	37,037.56
Total Spot DP and Other Charges payable on or before:	15-Mar-19 P 609,638.56

Stretched Downpayment (10% of Selling Price)	592,601.00
Other Charges	37,037.56
Total Stretched DP and Other Charges payable in 24 months	P 629,638.56

24	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	17-Apr-19	24,691.71	1,543.23	26,234.94
	2nd Downpayment due on	17-May-19	24,691.71	1,543.23	26,234.94
	3rd Downpayment due on	17-Jun-19	24,691.71	1,543.23	26,234.94
	4th Downpayment due on	17-Jul-19	24,691.71	1,543.23	26,234.94
	5th Downpayment due on	17-Aug-19	24,691.71	1,543.23	26,234.94
	6th Downpayment due on	17-Sep-19	24,691.71	1,543.23	26,234.94
	7th Downpayment due on	17-Oct-19	24,691.71	1,543.23	26,234.94
	8th Downpayment due on	17-Nov-19	24,691.71	1,543.23	26,234.94
	9th Downpayment due on	17-Dec-19	24,691.71	1,543.23	26,234.94
	10th Downpayment due on	17-Jan-20	24,691.71	1,543.23	26,234.94
	11th Downpayment due on	17-Feb-20	24,691.71	1,543.23	26,234.94
	12th Downpayment due on	17-Mar-20	24,691.71	1,543.23	26,234.94
	13th Downpayment due on	17-Apr-20	24,691.71	1,543.23	26,234.94
	14th Downpayment due on	17-May-20	24,691.71	1,543.23	26,234.94
	15th Downpayment due on	17-Jun-20	24,691.71	1,543.23	26,234.94
	16th Downpayment due on	17-Jul-20	24,691.71	1,543.23	26,234.94
	17th Downpayment due on	17-Aug-20	24,691.71	1,543.23	26,234.94
	18th Downpayment due on	17-Sep-20	24,691.71	1,543.23	26,234.94
	19th Downpayment due on	17-Oct-20	24,691.71	1,543.23	26,234.94
	20th Downpayment due on	17-Nov-20	24,691.71	1,543.23	26,234.94
	21st Downpayment due on	17-Dec-20	24,691.71	1,543.23	26,234.94
	22nd Downpayment due on	17-Jan-21	24,691.71	1,543.23	26,234.94
	23rd Downpayment due on	17-Feb-21	24,691.71	1,543.23	26,234.94
	24th Downpayment due on	17-Mar-21	24,691.67	1,543.27	26,234.94

PAYMENT SCHEDULE: BALANCE		
	Bank Guarantee must be submitted on or before	17-Oct-20
	DUE AND PAYABLE ON	17-Apr-21
	(Loanable from a Financing Institution)	P 5,037,108.49

Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)		
	Principal	4,740,807.99
	Other Charges	296,300.50
	Total Bank Loanable Amount	17-Apr-21 P 5,037,108.49

Term (Years)	Interest Rate	Factor Rate	From	To	Monthly Payment	NDI
5 Years	6.50%	0.0195661	17-May-21	17-Apr-26	98,556.57	246,391.43
10 Years	8.50%	0.0123986	17-May-21	17-Apr-31	62,453.09	156,132.73
15 Years	9.25%	0.0102919	17-May-21	17-Apr-36	51,841.42	129,603.55

NOTE:

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

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