

Payment Option1: with 10% Spot Downpayment

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
ALDEA GROVE ESTATES
SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model		
1	21	7	180sqm/1937sqft	84sqm/904sqft	ARYA		
						USD 1 = PHP 55	
SELLING PRICE						P 9,676,900.00	\$ 175,943.64
Less:	VAT(if applicable)					P 1,036,810.71	\$ 18,851.10
	7% Buyer Discount (Booked in 30days)					P 604,806.25	\$ 10,996.48
SELLING PRICE AFTER DISCOUNTS						P 8,035,283.04	\$ 146,096.06
Add:	VAT(if applicable)					P 964,233.96	\$ 17,531.53
	Other Charges					P 597,469.81	\$ 10,863.09
TOTAL RECEIVABLE						P 9,596,986.81	\$ 174,490.67
DOWNPAYMENT							
	Downpayment (20% of Selling Price)					P 1,799,903.40	\$ 32,725.52
	Total Other Charges & Fees					P 119,493.96	\$ 2,172.62
TOTAL REQUIRED DOWNPAYMENT						P 1,919,397.36	\$ 34,898.13
Less:	Reservation Fee		01-Feb-25			P 80,000.00	\$ 1,454.55
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						P 1,839,397.36	\$ 33,443.59

	Spot Downpayment (10% of Selling Price)					P 819,951.70	\$ 14,908.21
	Other Charges					P 59,746.98	\$ 1,086.31
	Total Spot DP and Other Charges payable on or before:		21-Feb-25			P 879,698.68	\$ 15,994.52
	Stretched Downpayment (10% of Selling Price)					P 899,951.70	\$ 16,362.76
	Other Charges					P 59,746.98	\$ 1,086.31
	Total Stretched DP and Other Charges payable in 36 months					P 959,698.68	\$ 17,449.07

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In USD
	1st Downpayment due on	02-Apr-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	2nd Downpayment due on	02-May-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	3rd Downpayment due on	02-Jun-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	4th Downpayment due on	02-Jul-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	5th Downpayment due on	02-Aug-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	6th Downpayment due on	02-Sep-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	7th Downpayment due on	02-Oct-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	8th Downpayment due on	02-Nov-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	9th Downpayment due on	02-Dec-25	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	10th Downpayment due on	02-Jan-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	11th Downpayment due on	02-Feb-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	12th Downpayment due on	02-Mar-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	13th Downpayment due on	02-Apr-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	14th Downpayment due on	02-May-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	15th Downpayment due on	02-Jun-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	16th Downpayment due on	02-Jul-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	17th Downpayment due on	02-Aug-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	18th Downpayment due on	02-Sep-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	19th Downpayment due on	02-Oct-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	20th Downpayment due on	02-Nov-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	21st Downpayment due on	02-Dec-26	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	22nd Downpayment due on	02-Jan-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	23rd Downpayment due on	02-Feb-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	24th Downpayment due on	02-Mar-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	25th Downpayment due on	02-Apr-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	26th Downpayment due on	02-May-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	27th Downpayment due on	02-Jun-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	28th Downpayment due on	02-Jul-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	29th Downpayment due on	02-Aug-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	30th Downpayment due on	02-Sep-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	31st Downpayment due on	02-Oct-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	32nd Downpayment due on	02-Nov-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	33rd Downpayment due on	02-Dec-27	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	34th Downpayment due on	02-Jan-28	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	35th Downpayment due on	02-Feb-28	24,998.66	1,659.64	P 26,658.30	\$ 484.70
	36th Downpayment due on	02-Mar-28	24,998.60	1,659.58	P 26,658.18	\$ 484.69

PAYMENT SCHEDULE: BALANCE			
	Bank Guarantee must be submitted on or before	02-Oct-27	
	DUE AND PAYABLE ON	01-Apr-28	P 7,677,589.45
	(Loanable from a Financing Institution)		\$ 139,592.54

NOTE:

- 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.
- Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
- 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 received 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..

Payment Option 2: Stretch Downpayment

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
ALDEA GROVE ESTATES
SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model
1	21	7	180sqm/1937sqft	84sqm/904sqft	ARYA

		USD 1 = PHP 55	
SELLING PRICE		₱ 9,676,900.00	\$ 175,943.64
Less:	VAT(if applicable)	₱ 1,036,810.71	\$ 18,851.10
	3% Buyer Discount (Booked in 30days)	₱ 259,202.68	\$ 4,712.78

SELLING PRICE AFTER DISCOUNTS		₱ 8,380,886.61	\$ 152,379.76
Add:	VAT(if applicable)	₱ 1,005,706.39	\$ 18,285.57
	Other Charges	₱ 621,662.06	\$ 11,302.95
TOTAL RECEIVABLE		₱ 10,008,255.06	\$ 181,968.27

DOWNPAYMENT			
	Downpayment (20% of Selling Price)	₱ 1,877,318.60	\$ 34,133.07
	Total Other Charges & Fees	₱ 124,332.41	\$ 2,260.59
TOTAL REQUIRED DOWNPAYMENT		₱ 2,001,651.01	\$ 36,393.65

Less:	Reservation Fee	01-Feb-25	₱ 80,000.00	\$ 1,454.55
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES			₱ 1,921,651.01	\$ 34,939.11

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In USD
	1st Downpayment due on	21-Feb-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	2nd Downpayment due on	02-Apr-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	3rd Downpayment due on	02-Jun-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	4th Downpayment due on	02-Jul-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	5th Downpayment due on	02-Aug-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	6th Downpayment due on	02-Sep-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	7th Downpayment due on	02-Oct-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	8th Downpayment due on	02-Nov-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	9th Downpayment due on	02-Dec-25	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	10th Downpayment due on	02-Jan-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	11th Downpayment due on	02-Feb-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	12th Downpayment due on	02-Mar-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	13th Downpayment due on	02-Apr-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
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	15th Downpayment due on	02-Jun-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	16th Downpayment due on	02-Jul-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	17th Downpayment due on	02-Aug-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	18th Downpayment due on	02-Sep-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	19th Downpayment due on	02-Oct-26	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
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	24th Downpayment due on	02-Mar-27	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	25th Downpayment due on	02-Apr-27	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
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	34th Downpayment due on	02-Jan-28	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	35th Downpayment due on	02-Feb-28	49,925.52	3,453.68	₱ 53,379.20	\$ 970.53
	36th Downpayment due on	02-Mar-28	49,925.40	3,453.61	₱ 53,379.01	\$ 970.53

PAYMENT SCHEDULE: BALANCE			
	Bank Guarantee must be submitted on or before	02-Oct-27	
	DUE AND PAYABLE ON	02-Apr-28	₱ 8,006,604.05 \$ 145,574.62
	(Loanable from a Financing Institution)		

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Prepared By:
Rochelle Suarez +639067789955 suarez.rochelle@ayalaland-intl.com