

# Payment Option1: with 10% Spot Downpayment

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**CENTRALIS TOWERS**  
**SAMPLE COMPUTATION ONLY**

Tower	Unit	Floor	Floor Area	Model	
1	2001	20	57.10 sqm to 614.62 sqft	2 BR W/ BALCONY	
					<b>GBP 1 = PHP 70</b>
<b>SELLING PRICE</b>					<b>P 17,435,600.00</b>
Less: VAT(if applicable)					<b>P 1,868,100.00</b>
<b>15% Buyer Discount (Booked 20 days after RESERVATION)</b>					<b>P 2,335,125.00</b>
<b>SELLING PRICE AFTER DISCOUNTS</b>					<b>P 13,232,375.00</b>
Add: VAT(if applicable)					<b>P 1,587,885.00</b>
Other Charges					<b>P 1,091,266.25</b>
<b>TOTAL RECEIVABLE</b>					<b>P 15,911,526.25</b>
<b>DOWNPAYMENT</b>					
Downpayment (20% of Selling Price)					<b>P 2,964,052.00</b>
Total Other Charges & Fees					<b>P 218,253.25</b>
<b>TOTAL REQUIRED DOWNPAYMENT</b>					<b>P 3,182,305.25</b>
Less: Reservation Fee					<b>P 80,000.00</b>
					<b>P 3,102,305.25</b>
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>					
Spot Downpayment (10% of Selling Price)					<b>P 1,402,026.00</b>
Other Charges					<b>P 109,126.63</b>
<b>Total Spot DP and Other Charges payable on or before:</b>					<b>P 1,511,152.63</b>
					<b>GBP 21,587.89</b>
Stretched Downpayment (10% of Selling Price)					<b>P 1,482,026.00</b>
Other Charges					<b>P 109,126.62</b>
<b>Total Stretched DP and Other Charges payable in 54 months</b>					<b>P 1,591,152.62</b>
					<b>GBP 22,730.75</b>

54	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-May-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	2nd Downpayment due on	17-Jun-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	3rd Downpayment due on	17-Jul-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	4th Downpayment due on	17-Aug-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	5th Downpayment due on	17-Sep-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	6th Downpayment due on	17-Oct-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	7th Downpayment due on	17-Nov-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	8th Downpayment due on	17-Dec-25	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	9th Downpayment due on	17-Jan-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	10th Downpayment due on	17-Feb-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	11th Downpayment due on	17-Mar-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	12th Downpayment due on	17-Apr-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	13th Downpayment due on	17-May-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	14th Downpayment due on	17-Jun-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	15th Downpayment due on	17-Jul-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	16th Downpayment due on	17-Aug-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	17th Downpayment due on	17-Sep-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	18th Downpayment due on	17-Oct-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	19th Downpayment due on	17-Nov-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	20th Downpayment due on	17-Dec-26	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	21st Downpayment due on	17-Jan-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	22nd Downpayment due on	17-Feb-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	23rd Downpayment due on	17-Mar-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	24th Downpayment due on	17-Apr-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	25th Downpayment due on	17-May-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	26th Downpayment due on	17-Jun-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	27th Downpayment due on	17-Jul-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	28th Downpayment due on	17-Aug-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	29th Downpayment due on	17-Sep-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	30th Downpayment due on	17-Oct-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	31st Downpayment due on	17-Nov-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	32nd Downpayment due on	17-Dec-27	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	33rd Downpayment due on	17-Jan-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	34th Downpayment due on	17-Feb-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	35th Downpayment due on	17-Mar-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	36th Downpayment due on	17-Apr-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	37th Downpayment due on	17-May-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	38th Downpayment due on	17-Jun-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	39th Downpayment due on	17-Jul-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	40th Downpayment due on	17-Aug-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	41st Downpayment due on	17-Sep-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	42nd Downpayment due on	17-Oct-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	43rd Downpayment due on	17-Nov-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	44th Downpayment due on	17-Dec-28	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	45th Downpayment due on	17-Jan-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	46th Downpayment due on	17-Feb-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	47th Downpayment due on	17-Mar-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	48th Downpayment due on	17-Apr-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	49th Downpayment due on	17-May-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	50th Downpayment due on	17-Jun-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	51st Downpayment due on	17-Jul-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	52nd Downpayment due on	17-Aug-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	53rd Downpayment due on	17-Sep-29	27,444.93	2,020.86	P 29,465.79	GBP 420.94
	54th Downpayment due on	17-Oct-29	27,444.71	2,021.04	P 29,465.75	GBP 420.94

<b>PAYMENT SCHEDULE: BALANCE</b>			
Bank Guarantee must be submitted on or before	17-May-29		
<b>DUE AND PAYABLE ON</b>	16-Nov-29	<b>P 12,729,221.00</b>	<b>GBP 181,846.01</b>
(Loanable from a Financing Institution)			

- 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.
  - 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.**
  - All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

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# Payment Option 2: Stretch Downpayment

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**CENTRALIS TOWERS**  
**SAMPLE COMPUTATION ONLY**

Tower	Unit	Floor	Floor Area	Model
1	2001	20	57.10 sqm to 614.62 sqft	2 BR W/ BALCONY

  

		P	GBP	
<b>SELLING PRICE</b>		<b>P 17,435,600.00</b>	<b>GBP 249,080.00</b>	
Less:	VAT(if applicable)	P 1,868,100.00	GBP 26,687.14	
	<b>9% Buyer Discount (Booked 20 days after RESERVATION)</b>	<b>P 1,401,075.00</b>	<b>GBP 20,015.86</b>	
<b>SELLING PRICE AFTER DISCOUNTS</b>		<b>P 14,166,425.00</b>	<b>GBP 202,377.50</b>	
Add:	VAT(if applicable)	P 1,699,971.00	GBP 24,285.30	
	Other Charges	P 1,156,649.75	GBP 16,523.57	
<b>TOTAL RECEIVABLE</b>		<b>P 17,023,045.75</b>	<b>GBP 243,186.37</b>	
<b>DOWNPAYMENT</b>				
	Downpayment (20% of Selling Price)	P 3,173,279.20	GBP 45,332.56	
	Total Other Charges & Fees	P 231,329.95	GBP 3,304.71	
<b>TOTAL REQUIRED DOWNPAYMENT</b>		<b>P 3,404,609.15</b>	<b>GBP 48,637.27</b>	
Less:	Reservation Fee	P 80,000.00	GBP 1,142.86	
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>		<b>P 3,324,609.15</b>	<b>GBP 47,494.42</b>	

54	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	16-Apr-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	2nd Downpayment due on	17-May-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	3rd Downpayment due on	17-Jun-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	4th Downpayment due on	17-Jul-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	5th Downpayment due on	17-Aug-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	6th Downpayment due on	17-Sep-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	7th Downpayment due on	17-Oct-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	8th Downpayment due on	17-Nov-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	9th Downpayment due on	17-Dec-25	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	10th Downpayment due on	17-Jan-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	11th Downpayment due on	17-Feb-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	12th Downpayment due on	17-Mar-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	13th Downpayment due on	17-Apr-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	14th Downpayment due on	17-May-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	15th Downpayment due on	17-Jun-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	16th Downpayment due on	17-Jul-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	17th Downpayment due on	17-Aug-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	18th Downpayment due on	17-Sep-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	19th Downpayment due on	17-Oct-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	20th Downpayment due on	17-Nov-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	21st Downpayment due on	17-Dec-26	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	22nd Downpayment due on	17-Jan-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	23rd Downpayment due on	17-Feb-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	24th Downpayment due on	17-Mar-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	25th Downpayment due on	17-Apr-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	26th Downpayment due on	17-May-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	27th Downpayment due on	17-Jun-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	28th Downpayment due on	17-Jul-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	29th Downpayment due on	17-Aug-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	30th Downpayment due on	17-Sep-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	31st Downpayment due on	17-Oct-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	32nd Downpayment due on	17-Nov-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	33rd Downpayment due on	17-Dec-27	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	34th Downpayment due on	17-Jan-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	35th Downpayment due on	17-Feb-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	36th Downpayment due on	17-Mar-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	37th Downpayment due on	17-Apr-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	38th Downpayment due on	17-May-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	39th Downpayment due on	17-Jun-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	40th Downpayment due on	17-Jul-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	41st Downpayment due on	17-Aug-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	42nd Downpayment due on	17-Sep-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	43rd Downpayment due on	17-Oct-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	44th Downpayment due on	17-Nov-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	45th Downpayment due on	17-Dec-28	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	46th Downpayment due on	17-Jan-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	47th Downpayment due on	17-Feb-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	48th Downpayment due on	17-Mar-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	49th Downpayment due on	17-Apr-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	50th Downpayment due on	17-May-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	51st Downpayment due on	17-Jun-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	52nd Downpayment due on	17-Jul-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	53rd Downpayment due on	17-Aug-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53
	54th Downpayment due on	17-Sep-29	57,282.95	4,283.89	P 61,566.84	GBP 879.53

<b>PAYMENT SCHEDULE: BALANCE</b>			
Bank Guarantee must be submitted on or before	17-Oct-28		
DUE AND PAYABLE ON	17-Apr-29	<b>P 13,618,436.60</b>	<b>GBP 194,549.09</b>
(Loanable from a Financing Institution)			

**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
- 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.**
- All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

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