

Payment Option1: with 10% Spot Downpayment

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

Tower	Unit	Floor	Floor Area	Model
4	1530	15	22.74sqm/244.77sqft	STUDIO - AS IS, WHERE IS

		P	GBP
SELLING PRICE		4,749,000.00	67,842.86
Less: VAT(if applicable)		508,821.43	7,268.88
	6% Discounts (Booked 20 days after RESERVATION)	254,410.71	3,634.44
SELLING PRICE AFTER DISCOUNTS		3,985,767.86	56,939.54
Add: VAT(if applicable)		478,292.14	6,832.74
	Other Charges	344,003.75	4,914.34
TOTAL RECEIVABLE		4,808,063.75	68,686.62

		P	GBP
DOWNPAYMENT			
Downpayment (20% of Selling Price)		892,812.00	12,754.46
Total Other Charges & Fees		68,800.75	982.87
TOTAL REQUIRED DOWNPAYMENT		961,612.75	13,737.33
Less: Reservation Fee	16-Mar-23	50,000.00	714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		911,612.75	13,023.04

Spot Downpayment (10% of Selling Price)		P 396,406.00	GBP 5,662.94
Other Charges		P 34,400.38	GBP 491.43
Total Spot DP and Other Charges payable on or before:	05-Apr-23	P 430,806.38	GBP 6,154.38
Stretched Downpayment (10% of Selling Price)		P 446,406.00	GBP 6,377.23
Other Charges		P 34,400.37	GBP 491.43
Total Stretched DP and Other Charges payable in 36 months		P 480,806.37	GBP 6,868.66

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-May-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	2nd Downpayment due on	17-Jun-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	3rd Downpayment due on	17-Jul-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	4th Downpayment due on	17-Aug-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	5th Downpayment due on	17-Sep-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	6th Downpayment due on	17-Oct-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	7th Downpayment due on	17-Nov-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	8th Downpayment due on	17-Dec-23	12,400.17	955.57	P 13,355.74	GBP 190.80
	9th Downpayment due on	17-Jan-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	10th Downpayment due on	17-Feb-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	11th Downpayment due on	17-Mar-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	12th Downpayment due on	17-Apr-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	13th Downpayment due on	17-May-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	14th Downpayment due on	17-Jun-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	15th Downpayment due on	17-Jul-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	16th Downpayment due on	17-Aug-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	17th Downpayment due on	17-Sep-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	18th Downpayment due on	17-Oct-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	19th Downpayment due on	17-Nov-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	20th Downpayment due on	17-Dec-24	12,400.17	955.57	P 13,355.74	GBP 190.80
	21st Downpayment due on	17-Jan-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	22nd Downpayment due on	17-Feb-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	23rd Downpayment due on	17-Mar-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	24th Downpayment due on	17-Apr-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	25th Downpayment due on	17-May-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	26th Downpayment due on	17-Jun-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	27th Downpayment due on	17-Jul-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	28th Downpayment due on	17-Aug-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	29th Downpayment due on	17-Sep-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	30th Downpayment due on	17-Oct-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	31st Downpayment due on	17-Nov-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	32nd Downpayment due on	17-Dec-25	12,400.17	955.57	P 13,355.74	GBP 190.80
	33rd Downpayment due on	17-Jan-26	12,400.17	955.57	P 13,355.74	GBP 190.80
	34th Downpayment due on	17-Feb-26	12,400.17	955.57	P 13,355.74	GBP 190.80
	35th Downpayment due on	17-Mar-26	12,400.17	955.57	P 13,355.74	GBP 190.80
	36th Downpayment due on	17-Apr-26	12,400.05	955.42	P 13,355.47	GBP 190.79

PAYMENT SCHEDULE: BALANCE		P	GBP
Bank Guarantee must be submitted on or before	17-Nov-25		
DUE AND PAYABLE ON	17-May-26	3,846,451.00	54,949.30
(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
AVIDA TOWERS ATRIA
SAMPLE COMPUTATION ONLY

Tower 4	Unit 1530	Floor 15	Floor Area 22.74sqm/244.77sqft	Model STUDIO - AS IS, WHERE IS
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GBP 1 = PHP 70

SELLING PRICE		₱ 4,749,000.00	GBP 67,842.86
Other Charges		₱ 361,812.50	GBP 5,168.75
TOTAL RECEIVABLE		₱ 5,110,812.50	GBP 73,011.61
 DOWNPAYMENT			
Downpayment (20% of Selling Price)		₱ 949,800.00	GBP 13,568.57
Total Other Charges & Fees		₱ 72,362.50	GBP 1,033.75
TOTAL REQUIRED DOWNPAYMENT		₱ 1,022,162.50	GBP 14,602.32
Less:	Reservation Fee	16-Mar-25 ₱ 50,000.00	GBP 714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		₱ 972,162.50	GBP 13,888.04

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-Apr-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	2nd Downpayment due on	17-May-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	3rd Downpayment due on	17-Jun-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	4th Downpayment due on	17-Jul-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	5th Downpayment due on	17-Aug-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	6th Downpayment due on	17-Sep-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	7th Downpayment due on	17-Oct-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	8th Downpayment due on	17-Nov-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	9th Downpayment due on	17-Dec-25	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	10th Downpayment due on	17-Jan-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	11th Downpayment due on	17-Feb-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	12th Downpayment due on	17-Mar-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	13th Downpayment due on	17-Apr-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	14th Downpayment due on	17-May-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	15th Downpayment due on	17-Jun-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	16th Downpayment due on	17-Jul-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	17th Downpayment due on	17-Aug-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	18th Downpayment due on	17-Sep-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	19th Downpayment due on	17-Oct-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	20th Downpayment due on	17-Nov-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	21st Downpayment due on	17-Dec-26	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	22nd Downpayment due on	17-Jan-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	23rd Downpayment due on	17-Feb-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	24th Downpayment due on	17-Mar-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	25th Downpayment due on	17-Apr-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	26th Downpayment due on	17-May-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	27th Downpayment due on	17-Jun-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	28th Downpayment due on	17-Jul-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	29th Downpayment due on	17-Aug-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	30th Downpayment due on	17-Sep-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	31st Downpayment due on	17-Oct-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	32nd Downpayment due on	17-Nov-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	33rd Downpayment due on	17-Dec-27	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	34th Downpayment due on	17-Jan-28	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	35th Downpayment due on	17-Feb-28	24,994.44	2,010.07	₱ 27,004.51	GBP 385.78
	36th Downpayment due on	17-Mar-28	24,994.60	2,010.05	₱ 27,004.65	GBP 385.78

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	17-Oct-27	
DUE AND PAYABLE ON	18-Apr-28	
(Loanable from a Financing Institution)		₱ 4,088,650.00 GBP 58,409.29

NOTE:

1. 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.
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 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..

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