

Payment Option1: with 10% Spot Downpayment

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

Tower	Unit	Floor	Floor Area	Model		
2	27	8	52.20 sqm to 561.87 sqft	2 BR W/ BALCONY		
					GBP 1 = PHP 70	
SELLING PRICE					P 8,831,000.00	GBP 126,157.14
Less: VAT(if applicable)					P 946,178.57	GBP 13,516.84
8% Discounts (Booked 20 days after the RS)					P 630,785.71	GBP 9,011.22
SELLING PRICE AFTER DISCOUNTS					P 7,254,035.72	GBP 103,629.08
Add: VAT(if applicable)					P 870,484.29	GBP 12,435.49
Other Charges					P 672,782.50	GBP 9,611.18
TOTAL RECEIVABLE					P 8,797,302.51	GBP 125,675.75
DOWNPAYMENT						
Downpayment (20% of Selling Price)					P 1,624,904.00	GBP 23,212.91
Total Other Charges & Fees					P 134,556.50	GBP 1,922.24
TOTAL REQUIRED DOWNPAYMENT					P 1,759,460.50	GBP 25,135.15
Less: Reservation Fee					P 80,000.00	GBP 1,142.86
					16-Nov-24	
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P 1,679,460.50	GBP 23,992.29
Spot Downpayment (10% of Selling Price)					P 732,452.00	GBP 10,463.60
Other Charges					P 67,278.25	GBP 961.12
Total Spot DP and Other Charges payable on or before:					P 799,730.25	GBP 11,424.72
					23-Nov-24	
Stretched Downpayment (10% of Selling Price)					P 812,452.00	GBP 11,606.46
Other Charges					P 67,278.25	GBP 961.12
Total Stretched DP and Other Charges payable in 42 months					P 879,730.25	GBP 12,567.58

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	02-Jan-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	2nd Downpayment due on	02-Feb-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	3rd Downpayment due on	02-Mar-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	4th Downpayment due on	02-Apr-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	5th Downpayment due on	02-May-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	6th Downpayment due on	02-Jun-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	7th Downpayment due on	02-Jul-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	8th Downpayment due on	02-Aug-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	9th Downpayment due on	02-Sep-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	10th Downpayment due on	02-Oct-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	11th Downpayment due on	02-Nov-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	12th Downpayment due on	02-Dec-25	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	13th Downpayment due on	02-Jan-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	14th Downpayment due on	02-Feb-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	15th Downpayment due on	02-Mar-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	16th Downpayment due on	02-Apr-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	17th Downpayment due on	02-May-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	18th Downpayment due on	02-Jun-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	19th Downpayment due on	02-Jul-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	20th Downpayment due on	02-Aug-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	21st Downpayment due on	02-Sep-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	22nd Downpayment due on	02-Oct-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	23rd Downpayment due on	02-Nov-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	24th Downpayment due on	02-Dec-26	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	25th Downpayment due on	02-Jan-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	26th Downpayment due on	02-Feb-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	27th Downpayment due on	02-Mar-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	28th Downpayment due on	02-Apr-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	29th Downpayment due on	02-May-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	30th Downpayment due on	02-Jun-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	31st Downpayment due on	02-Jul-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	32nd Downpayment due on	02-Aug-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	33rd Downpayment due on	02-Sep-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	34th Downpayment due on	02-Oct-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	35th Downpayment due on	02-Nov-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	36th Downpayment due on	02-Dec-27	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	37th Downpayment due on	02-Jan-28	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	38th Downpayment due on	02-Feb-28	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	39th Downpayment due on	02-Mar-28	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	40th Downpayment due on	02-Apr-28	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	41st Downpayment due on	02-May-28	19,344.10	1,601.86	P 20,945.96	GBP 299.23
	42nd Downpayment due on	02-Jun-28	19,343.90	1,601.99	P 20,945.89	GBP 299.23

PAYMENT SCHEDULE: BALANCE						
Bank Guarantee must be submitted on or before					02-Jan-28	
DUE AND PAYABLE ON					02-Jul-28	
(Loanable from a Financing Institution)					P 7,037,842.00	GBP 100,540.60

NOTE:

- In the event of an increase in Other Charges, ACCENDO COMMERCIAL 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 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 ACCENDO COMMERCIAL CORP..

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

Payment Option 2: Stretch Downpayment

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

Tower	Unit	Floor	Floor Area	Model
2	27	8	52.20 sqm to 561.87 sqft	2 BR W/ BALCONY

		P	GBP
SELLING PRICE		8,831,000.00	126,157.14
Less:	VAT(if applicable)	946,178.57	13,516.84
	2% Discounts (Booked 20 days after the RS)	157,696.43	2,252.81
SELLING PRICE AFTER DISCOUNTS		7,727,125.00	110,387.50
Add:	VAT(if applicable)	927,255.00	13,246.50
	Other Charges	705,898.75	10,084.27
TOTAL RECEIVABLE		9,360,278.75	133,718.27
DOWNPAYMENT			
	Downpayment (20% of Selling Price)	1,730,876.00	24,726.80
	Total Other Charges & Fees	141,179.75	2,016.85
TOTAL REQUIRED DOWNPAYMENT		1,872,055.75	26,743.65
Less:	Reservation Fee	80,000.00	1,142.86
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		1,792,055.75	25,600.80

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	29-Nov-24	39,306.57	3,361.42	42,667.99	609.54
	2nd Downpayment due on	16-Jan-25	39,306.57	3,361.42	42,667.99	609.54
	3rd Downpayment due on	16-Feb-25	39,306.57	3,361.42	42,667.99	609.54
	4th Downpayment due on	16-Mar-25	39,306.57	3,361.42	42,667.99	609.54
	5th Downpayment due on	16-Apr-25	39,306.57	3,361.42	42,667.99	609.54
	6th Downpayment due on	16-May-25	39,306.57	3,361.42	42,667.99	609.54
	7th Downpayment due on	16-Jun-25	39,306.57	3,361.42	42,667.99	609.54
	8th Downpayment due on	16-Jul-25	39,306.57	3,361.42	42,667.99	609.54
	9th Downpayment due on	16-Aug-25	39,306.57	3,361.42	42,667.99	609.54
	10th Downpayment due on	16-Sep-25	39,306.57	3,361.42	42,667.99	609.54
	11th Downpayment due on	16-Oct-25	39,306.57	3,361.42	42,667.99	609.54
	12th Downpayment due on	16-Nov-25	39,306.57	3,361.42	42,667.99	609.54
	13th Downpayment due on	16-Dec-25	39,306.57	3,361.42	42,667.99	609.54
	14th Downpayment due on	16-Jan-26	39,306.57	3,361.42	42,667.99	609.54
	15th Downpayment due on	16-Feb-26	39,306.57	3,361.42	42,667.99	609.54
	16th Downpayment due on	16-Mar-26	39,306.57	3,361.42	42,667.99	609.54
	17th Downpayment due on	16-Apr-26	39,306.57	3,361.42	42,667.99	609.54
	18th Downpayment due on	16-May-26	39,306.57	3,361.42	42,667.99	609.54
	19th Downpayment due on	16-Jun-26	39,306.57	3,361.42	42,667.99	609.54
	20th Downpayment due on	16-Jul-26	39,306.57	3,361.42	42,667.99	609.54
	21st Downpayment due on	16-Aug-26	39,306.57	3,361.42	42,667.99	609.54
	22nd Downpayment due on	16-Sep-26	39,306.57	3,361.42	42,667.99	609.54
	23rd Downpayment due on	16-Oct-26	39,306.57	3,361.42	42,667.99	609.54
	24th Downpayment due on	16-Nov-26	39,306.57	3,361.42	42,667.99	609.54
	25th Downpayment due on	16-Dec-26	39,306.57	3,361.42	42,667.99	609.54
	26th Downpayment due on	16-Jan-27	39,306.57	3,361.42	42,667.99	609.54
	27th Downpayment due on	16-Feb-27	39,306.57	3,361.42	42,667.99	609.54
	28th Downpayment due on	16-Mar-27	39,306.57	3,361.42	42,667.99	609.54
	29th Downpayment due on	16-Apr-27	39,306.57	3,361.42	42,667.99	609.54
	30th Downpayment due on	16-May-27	39,306.57	3,361.42	42,667.99	609.54
	31st Downpayment due on	16-Jun-27	39,306.57	3,361.42	42,667.99	609.54
	32nd Downpayment due on	16-Jul-27	39,306.57	3,361.42	42,667.99	609.54
	33rd Downpayment due on	16-Aug-27	39,306.57	3,361.42	42,667.99	609.54
	34th Downpayment due on	16-Sep-27	39,306.57	3,361.42	42,667.99	609.54
	35th Downpayment due on	16-Oct-27	39,306.57	3,361.42	42,667.99	609.54
	36th Downpayment due on	16-Nov-27	39,306.57	3,361.42	42,667.99	609.54
	37th Downpayment due on	16-Dec-27	39,306.57	3,361.42	42,667.99	609.54
	38th Downpayment due on	16-Jan-28	39,306.57	3,361.42	42,667.99	609.54
	39th Downpayment due on	16-Feb-28	39,306.57	3,361.42	42,667.99	609.54
	40th Downpayment due on	16-Mar-28	39,306.57	3,361.42	42,667.99	609.54
	41st Downpayment due on	16-Apr-28	39,306.57	3,361.42	42,667.99	609.54
	42nd Downpayment due on	16-May-28	39,306.63	3,361.53	42,668.16	609.55

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	16-Dec-27		
DUE AND PAYABLE ON	16-Jun-28	7,488,223.00	106,974.61
(Loanable from a Financing Institution)			

NOTE:

- In the event of an increase in Other Charges, ACCENDO COMMERCIAL 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 ACCENDO COMMERCIAL CORP..

Prepared By:

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