

# Payment Option1: with 10% Spot Downpayment

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**AVIDA TOWERS ABREEZA**  
**TERM IS SUBJECT FOR APPROVAL**

Tower	Unit	Floor	Floor Area	Model
2	10	8	25.70 sqm to 276.63 sqft	STUDIO

  

<b>SELLING PRICE</b>	<b>P 4,528,000.00</b>	<b>GBP 64,685.71</b>
Less: VAT(if applicable)	P 485,142.86	GBP 6,930.61
<b>8% Discounts (Booked 20 days after the RS)</b>	<b>P 323,428.57</b>	<b>GBP 4,620.41</b>
<b>SELLING PRICE AFTER DISCOUNTS</b>	<b>P 3,719,428.57</b>	<b>GBP 53,134.69</b>
Add: VAT(if applicable)	P 446,331.43	GBP 6,376.16
Other Charges	P 345,360.00	GBP 4,933.71
<b>TOTAL RECEIVABLE</b>	<b>P 4,511,120.00</b>	<b>GBP 64,444.57</b>

<b>DOWNPAYMENT</b>			
Downpayment (20% of Selling Price)	P 833,152.00	GBP 11,902.17	
Total Other Charges & Fees	P 69,072.00	GBP 986.74	
<b>TOTAL REQUIRED DOWNPAYMENT</b>	<b>P 902,224.00</b>	<b>GBP 12,888.91</b>	
Less: Reservation Fee	P 50,000.00	GBP 714.29	
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>	<b>P 852,224.00</b>	<b>GBP 12,174.63</b>	

Spot Downpayment (10% of Selling Price)	P 366,576.00	GBP 5,236.80
Other Charges	P 34,536.00	GBP 493.37
<b>Total Spot DP and Other Charges payable on or before:</b>	<b>P 401,112.00</b>	<b>GBP 5,730.17</b>
Stretched Downpayment (10% of Selling Price)	P 416,576.00	GBP 5,951.09
Other Charges	P 34,536.00	GBP 493.37
<b>Total Stretched DP and Other Charges payable in 42 months</b>	<b>P 451,112.00</b>	<b>GBP 6,444.46</b>

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-Jan-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	2nd Downpayment due on	17-Feb-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	3rd Downpayment due on	17-Mar-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	4th Downpayment due on	17-Apr-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	5th Downpayment due on	17-May-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	6th Downpayment due on	17-Jun-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	7th Downpayment due on	17-Jul-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	8th Downpayment due on	17-Aug-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	9th Downpayment due on	17-Sep-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	10th Downpayment due on	17-Oct-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	11th Downpayment due on	17-Nov-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	12th Downpayment due on	17-Dec-25	9,918.48	822.29	P 10,740.77	GBP 153.44
	13th Downpayment due on	17-Jan-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	14th Downpayment due on	17-Feb-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	15th Downpayment due on	17-Mar-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	16th Downpayment due on	17-Apr-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	17th Downpayment due on	17-May-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	18th Downpayment due on	17-Jun-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	19th Downpayment due on	17-Jul-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	20th Downpayment due on	17-Aug-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	21st Downpayment due on	17-Sep-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	22nd Downpayment due on	17-Oct-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	23rd Downpayment due on	17-Nov-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	24th Downpayment due on	17-Dec-26	9,918.48	822.29	P 10,740.77	GBP 153.44
	25th Downpayment due on	17-Jan-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	26th Downpayment due on	17-Feb-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	27th Downpayment due on	17-Mar-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	28th Downpayment due on	17-Apr-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	29th Downpayment due on	17-May-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	30th Downpayment due on	17-Jun-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	31st Downpayment due on	17-Jul-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	32nd Downpayment due on	17-Aug-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	33rd Downpayment due on	17-Sep-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	34th Downpayment due on	17-Oct-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	35th Downpayment due on	17-Nov-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	36th Downpayment due on	17-Dec-27	9,918.48	822.29	P 10,740.77	GBP 153.44
	37th Downpayment due on	17-Jan-28	9,918.48	822.29	P 10,740.77	GBP 153.44
	38th Downpayment due on	17-Feb-28	9,918.48	822.29	P 10,740.77	GBP 153.44
	39th Downpayment due on	17-Mar-28	9,918.48	822.29	P 10,740.77	GBP 153.44
	40th Downpayment due on	17-Apr-28	9,918.48	822.29	P 10,740.77	GBP 153.44
	41st Downpayment due on	17-May-28	9,918.48	822.29	P 10,740.77	GBP 153.44
	42nd Downpayment due on	17-Jun-28	9,918.32	822.11	P 10,740.43	GBP 153.43

<b>PAYMENT SCHEDULE: BALANCE</b>		
Bank Guarantee must be submitted on or before	17-Jan-28	
<b>DUE AND PAYABLE ON</b>	<b>17-Jul-28</b>	<b>P 3,608,896.00</b>
(Loanable from a Financing Institution)		<b>GBP 51,555.66</b>

**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**  
**TERM IS SUBJECT FOR APPROVAL**

Tower	Unit	Floor	Floor Area	Model
2	10	8	25.70 sqm to 276.63 sqft	STUDIO

  

		P	GBP	
<b>SELLING PRICE</b>		<b>4,528,000.00</b>	<b>64,685.71</b>	
Less:	VAT(if applicable)	485,142.86	6,930.61	
	<b>2% Discounts (Booked 20 days after the RS)</b>	<b>80,857.14</b>	<b>1,155.10</b>	
<b>SELLING PRICE AFTER DISCOUNTS</b>		<b>4,042,857.14</b>	<b>57,755.10</b>	
Add:	VAT(if applicable)	485,142.86	6,930.61	
	Other Charges	368,000.00	5,257.14	
<b>TOTAL RECEIVABLE</b>		<b>4,896,000.00</b>	<b>69,942.86</b>	
<b>DOWNPAYMENT</b>				
	Downpayment (20% of Selling Price)	905,600.00	12,937.14	
	Total Other Charges & Fees	73,600.00	1,051.43	
<b>TOTAL REQUIRED DOWNPAYMENT</b>		<b>979,200.00</b>	<b>13,988.57</b>	
Less:	Reservation Fee	50,000.00	714.29	
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>		<b>929,200.00</b>	<b>13,274.29</b>	

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	06-Dec-24	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	2nd Downpayment due on	17-Jan-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	3rd Downpayment due on	17-Feb-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	4th Downpayment due on	17-Mar-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	5th Downpayment due on	17-Apr-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	6th Downpayment due on	17-May-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	7th Downpayment due on	17-Jun-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	8th Downpayment due on	17-Jul-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	9th Downpayment due on	17-Aug-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	10th Downpayment due on	17-Sep-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	11th Downpayment due on	17-Oct-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	12th Downpayment due on	17-Nov-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	13th Downpayment due on	17-Dec-25	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	14th Downpayment due on	17-Jan-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	15th Downpayment due on	17-Feb-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	16th Downpayment due on	17-Mar-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	17th Downpayment due on	17-Apr-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	18th Downpayment due on	17-May-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	19th Downpayment due on	17-Jun-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	20th Downpayment due on	17-Jul-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	21st Downpayment due on	17-Aug-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	22nd Downpayment due on	17-Sep-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	23rd Downpayment due on	17-Oct-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	24th Downpayment due on	17-Nov-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	25th Downpayment due on	17-Dec-26	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	26th Downpayment due on	17-Jan-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	27th Downpayment due on	17-Feb-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	28th Downpayment due on	17-Mar-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	29th Downpayment due on	17-Apr-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	30th Downpayment due on	17-May-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	31st Downpayment due on	17-Jun-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	32nd Downpayment due on	17-Jul-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	33rd Downpayment due on	17-Aug-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	34th Downpayment due on	17-Sep-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	35th Downpayment due on	17-Oct-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	36th Downpayment due on	17-Nov-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	37th Downpayment due on	17-Dec-27	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	38th Downpayment due on	17-Jan-28	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	39th Downpayment due on	17-Feb-28	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	40th Downpayment due on	17-Mar-28	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	41st Downpayment due on	17-Apr-28	20,371.43	1,752.38	P 22,123.81	GBP 316.05
	42nd Downpayment due on	17-May-28	20,371.37	1,752.42	P 22,123.79	GBP 316.05

<b>PAYMENT SCHEDULE: BALANCE</b>			
Bank Guarantee must be submitted on or before	17-Dec-27		
<b>DUE AND PAYABLE ON</b>	17-Jun-28	<b>P 3,916,800.00</b>	<b>GBP 55,954.29</b>
(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

**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.**

- 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**