

Payment Option1: with 10% Spot Downpayment

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

Tower 4 **Unit** 55 **Floor** GROUND **Floor Area** 12.50 sqm to 134.55 sqft **Model** COVERED PARKING

GBP 1 = PHP 70

SELLING PRICE	P 1,306,000.00	GBP 18,657.14
Other Charges	P 136,625.00	GBP 1,951.79
TOTAL RECEIVABLE	P 1,442,625.00	GBP 20,608.93

DOWNPAYMENT

Downpayment (20% of Selling Price)	P 261,200.00	GBP 3,731.43
Total Other Charges & Fees	P 27,325.00	GBP 390.36

TOTAL REQUIRED DOWNPAYMENT	P 288,525.00	GBP 4,121.79
Less: Reservation Fee	P 30,000.00	GBP 428.57

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P 258,525.00	GBP 3,693.21
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Spot Downpayment (10% of Selling Price)	P 100,600.00	GBP 1,437.14
Other Charges	P 13,662.50	GBP 195.18
Total Spot DP and Other Charges payable on or before:	P 114,262.50	GBP 1,632.32

Stretched Downpayment (10% of Selling Price)	P 130,600.00	GBP 1,865.71
Other Charges	P 13,662.50	GBP 195.18
Total Stretched DP and Other Charges payable in 36 months	P 144,262.50	GBP 2,060.89

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
1st	Downpayment due on	17-May-25	3,627.78	379.51	P 4,007.29	GBP 57.25
2nd	Downpayment due on	17-Jun-25	3,627.78	379.51	P 4,007.29	GBP 57.25
3rd	Downpayment due on	17-Jul-25	3,627.78	379.51	P 4,007.29	GBP 57.25
4th	Downpayment due on	17-Aug-25	3,627.78	379.51	P 4,007.29	GBP 57.25
5th	Downpayment due on	17-Sep-25	3,627.78	379.51	P 4,007.29	GBP 57.25
6th	Downpayment due on	17-Oct-25	3,627.78	379.51	P 4,007.29	GBP 57.25
7th	Downpayment due on	17-Nov-25	3,627.78	379.51	P 4,007.29	GBP 57.25
8th	Downpayment due on	17-Dec-25	3,627.78	379.51	P 4,007.29	GBP 57.25
9th	Downpayment due on	17-Jan-26	3,627.78	379.51	P 4,007.29	GBP 57.25
10th	Downpayment due on	17-Feb-26	3,627.78	379.51	P 4,007.29	GBP 57.25
11th	Downpayment due on	17-Mar-26	3,627.78	379.51	P 4,007.29	GBP 57.25
12th	Downpayment due on	17-Apr-26	3,627.78	379.51	P 4,007.29	GBP 57.25
13th	Downpayment due on	17-May-26	3,627.78	379.51	P 4,007.29	GBP 57.25
14th	Downpayment due on	17-Jun-26	3,627.78	379.51	P 4,007.29	GBP 57.25
15th	Downpayment due on	17-Jul-26	3,627.78	379.51	P 4,007.29	GBP 57.25
16th	Downpayment due on	17-Aug-26	3,627.78	379.51	P 4,007.29	GBP 57.25
17th	Downpayment due on	17-Sep-26	3,627.78	379.51	P 4,007.29	GBP 57.25
18th	Downpayment due on	17-Oct-26	3,627.78	379.51	P 4,007.29	GBP 57.25
19th	Downpayment due on	17-Nov-26	3,627.78	379.51	P 4,007.29	GBP 57.25
20th	Downpayment due on	17-Dec-26	3,627.78	379.51	P 4,007.29	GBP 57.25
21st	Downpayment due on	17-Jan-27	3,627.78	379.51	P 4,007.29	GBP 57.25
22nd	Downpayment due on	17-Feb-27	3,627.78	379.51	P 4,007.29	GBP 57.25
23rd	Downpayment due on	17-Mar-27	3,627.78	379.51	P 4,007.29	GBP 57.25
24th	Downpayment due on	17-Apr-27	3,627.78	379.51	P 4,007.29	GBP 57.25
25th	Downpayment due on	17-May-27	3,627.78	379.51	P 4,007.29	GBP 57.25
26th	Downpayment due on	17-Jun-27	3,627.78	379.51	P 4,007.29	GBP 57.25
27th	Downpayment due on	17-Jul-27	3,627.78	379.51	P 4,007.29	GBP 57.25
28th	Downpayment due on	17-Aug-27	3,627.78	379.51	P 4,007.29	GBP 57.25
29th	Downpayment due on	17-Sep-27	3,627.78	379.51	P 4,007.29	GBP 57.25
30th	Downpayment due on	17-Oct-27	3,627.78	379.51	P 4,007.29	GBP 57.25
31st	Downpayment due on	17-Nov-27	3,627.78	379.51	P 4,007.29	GBP 57.25
32nd	Downpayment due on	17-Dec-27	3,627.78	379.51	P 4,007.29	GBP 57.25
33rd	Downpayment due on	17-Jan-28	3,627.78	379.51	P 4,007.29	GBP 57.25
34th	Downpayment due on	17-Feb-28	3,627.78	379.51	P 4,007.29	GBP 57.25
35th	Downpayment due on	17-Mar-28	3,627.78	379.51	P 4,007.29	GBP 57.25
36th	Downpayment due on	17-Apr-28	3,627.70	379.65	P 4,007.35	GBP 57.25

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	17-Nov-27	
DUE AND PAYABLE ON	17-May-28	P 1,154,100.00 GBP 16,487.14
(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 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
TERM IS SUBJECT FOR APPROVAL

Tower	Unit	Floor	Floor Area	Model		
4	55	GROUND	12.50 sqm to 134.55 sqft	COVERED PARKING		
					GBP 1 = PHP 70	
SELLING PRICE				P 1,306,000.00	GBP 18,657.14	
Other Charges				P 136,625.00	GBP 1,951.79	
TOTAL RECEIVABLE				P 1,442,625.00	GBP 20,608.93	
DOWNPAYMENT						
Downpayment (20% of Selling Price)				P 261,200.00	GBP 3,731.43	
Total Other Charges & Fees				P 27,325.00	GBP 390.36	
TOTAL REQUIRED DOWNPAYMENT				P 288,525.00	GBP 4,121.79	
Less:	Reservation Fee			16-Mar-25	P 30,000.00	GBP 428.57
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 258,525.00	GBP 3,693.21	

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	15-Apr-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	2nd Downpayment due on	15-May-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	3rd Downpayment due on	15-Jun-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	4th Downpayment due on	15-Jul-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	5th Downpayment due on	15-Aug-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	6th Downpayment due on	15-Sep-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	7th Downpayment due on	15-Oct-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	8th Downpayment due on	15-Nov-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	9th Downpayment due on	15-Dec-25	6,422.22	759.03	P 7,181.25	GBP 102.59
	10th Downpayment due on	15-Jan-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	11th Downpayment due on	15-Feb-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	12th Downpayment due on	15-Mar-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	13th Downpayment due on	15-Apr-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	14th Downpayment due on	15-May-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	15th Downpayment due on	15-Jun-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	16th Downpayment due on	15-Jul-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	17th Downpayment due on	15-Aug-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	18th Downpayment due on	15-Sep-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	19th Downpayment due on	15-Oct-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	20th Downpayment due on	15-Nov-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	21st Downpayment due on	15-Dec-26	6,422.22	759.03	P 7,181.25	GBP 102.59
	22nd Downpayment due on	15-Jan-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	23rd Downpayment due on	15-Feb-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	24th Downpayment due on	15-Mar-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	25th Downpayment due on	15-Apr-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	26th Downpayment due on	15-May-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	27th Downpayment due on	15-Jun-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	28th Downpayment due on	15-Jul-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	29th Downpayment due on	15-Aug-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	30th Downpayment due on	15-Sep-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	31st Downpayment due on	15-Oct-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	32nd Downpayment due on	15-Nov-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	33rd Downpayment due on	15-Dec-27	6,422.22	759.03	P 7,181.25	GBP 102.59
	34th Downpayment due on	15-Jan-28	6,422.22	759.03	P 7,181.25	GBP 102.59
	35th Downpayment due on	15-Feb-28	6,422.22	759.03	P 7,181.25	GBP 102.59
	36th Downpayment due on	15-Mar-28	6,422.30	758.95	P 7,181.25	GBP 102.59

PAYMENT SCHEDULE: BALANCE			
Bank Guarantee must be submitted on or before		15-Oct-27	
DUE AND PAYABLE ON		15-Apr-28	
(Loanable from a Financing Institution)		P 1,154,100.00	GBP 16,487.14

NOTE:

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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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