

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	20	8	32.90 sqm to 354.13 sqft	1 BR W/ BALCONY		
					GBP 1 = PHP 70	
SELLING PRICE					P 5,688,000.00	GBP 81,257.14
Less: VAT(if applicable)					P 609,428.57	GBP 8,706.12
8% Discounts (Booked 20 days after the RS)					P 406,285.71	GBP 5,804.08
SELLING PRICE AFTER DISCOUNTS					P 4,672,285.72	GBP 66,746.94
Add: VAT(if applicable)					P 560,674.29	GBP 8,009.63
Other Charges					P 452,060.00	GBP 6,458.00
TOTAL RECEIVABLE					P 5,685,020.01	GBP 81,214.57
DOWNPAYMENT						
Downpayment (20% of Selling Price)					P 1,046,592.00	GBP 14,951.31
Total Other Charges & Fees					P 90,412.00	GBP 1,291.60
TOTAL REQUIRED DOWNPAYMENT					P 1,137,004.00	GBP 16,242.91
Less: Reservation Fee					P 50,000.00	GBP 714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P 1,087,004.00	GBP 15,528.63
Spot Downpayment (10% of Selling Price)					P 473,296.00	GBP 6,761.37
Other Charges					P 45,206.00	GBP 645.80
Total Spot DP and Other Charges payable on or before:					P 518,502.00	GBP 7,407.17
Stretched Downpayment (10% of Selling Price)					P 523,296.00	GBP 7,475.66
Other Charges					P 45,206.00	GBP 645.80
Total Stretched DP and Other Charges payable in 42 months					P 568,502.00	GBP 8,121.46

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-Jan-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	2nd Downpayment due on	17-Feb-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	3rd Downpayment due on	17-Mar-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	4th Downpayment due on	17-Apr-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	5th Downpayment due on	17-May-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	6th Downpayment due on	17-Jun-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	7th Downpayment due on	17-Jul-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	8th Downpayment due on	17-Aug-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	9th Downpayment due on	17-Sep-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	10th Downpayment due on	17-Oct-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	11th Downpayment due on	17-Nov-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	12th Downpayment due on	17-Dec-25	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	13th Downpayment due on	17-Jan-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	14th Downpayment due on	17-Feb-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	15th Downpayment due on	17-Mar-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	16th Downpayment due on	17-Apr-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	17th Downpayment due on	17-May-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	18th Downpayment due on	17-Jun-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	19th Downpayment due on	17-Jul-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	20th Downpayment due on	17-Aug-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	21st Downpayment due on	17-Sep-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	22nd Downpayment due on	17-Oct-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	23rd Downpayment due on	17-Nov-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	24th Downpayment due on	17-Dec-26	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	25th Downpayment due on	17-Jan-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	26th Downpayment due on	17-Feb-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	27th Downpayment due on	17-Mar-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	28th Downpayment due on	17-Apr-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	29th Downpayment due on	17-May-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	30th Downpayment due on	17-Jun-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	31st Downpayment due on	17-Jul-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	32nd Downpayment due on	17-Aug-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	33rd Downpayment due on	17-Sep-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	34th Downpayment due on	17-Oct-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	35th Downpayment due on	17-Nov-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	36th Downpayment due on	17-Dec-27	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	37th Downpayment due on	17-Jan-28	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	38th Downpayment due on	17-Feb-28	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	39th Downpayment due on	17-Mar-28	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	40th Downpayment due on	17-Apr-28	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	41st Downpayment due on	17-May-28	12,459.43	1,076.33	P 13,535.76	GBP 193.37
	42nd Downpayment due on	17-Jun-28	12,459.37	1,076.47	P 13,535.84	GBP 193.37

PAYMENT SCHEDULE: BALANCE						
Bank Guarantee must be submitted on or before					17-Jan-28	
DUE AND PAYABLE ON					17-Jul-28	P 4,548,016.00
(Loanable from a Financing Institution)						GBP 64,971.66

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..

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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	20	8	32.90 sqm to 354.13 sqft	1 BR W/ BALCONY

		P	GBP
SELLING PRICE		5,688,000.00	81,257.14
Less:	VAT(if applicable)	609,428.57	8,706.12
	2% Discounts (Booked 20 days after the RS)	101,571.43	1,451.02
SELLING PRICE AFTER DISCOUNTS		4,977,000.00	71,100.00
Add:	VAT(if applicable)	597,240.00	8,532.00
	Other Charges	473,390.00	6,762.71
TOTAL RECEIVABLE		6,047,630.00	86,394.71

		P	GBP
DOWNPAYMENT			
	Downpayment (20% of Selling Price)	1,114,848.00	15,926.40
	Total Other Charges & Fees	94,678.00	1,352.54
TOTAL REQUIRED DOWNPAYMENT		1,209,526.00	17,278.94
Less:	Reservation Fee	50,000.00	714.29
	16-Nov-24		
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		1,159,526.00	16,564.66

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	06-Dec-24	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	2nd Downpayment due on	17-Jan-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	3rd Downpayment due on	17-Feb-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	4th Downpayment due on	17-Mar-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	5th Downpayment due on	17-Apr-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	6th Downpayment due on	17-May-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	7th Downpayment due on	17-Jun-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	8th Downpayment due on	17-Jul-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	9th Downpayment due on	17-Aug-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	10th Downpayment due on	17-Sep-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	11th Downpayment due on	17-Oct-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	12th Downpayment due on	17-Nov-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	13th Downpayment due on	17-Dec-25	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	14th Downpayment due on	17-Jan-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	15th Downpayment due on	17-Feb-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	16th Downpayment due on	17-Mar-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	17th Downpayment due on	17-Apr-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	18th Downpayment due on	17-May-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	19th Downpayment due on	17-Jun-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	20th Downpayment due on	17-Jul-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	21st Downpayment due on	17-Aug-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	22nd Downpayment due on	17-Sep-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	23rd Downpayment due on	17-Oct-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	24th Downpayment due on	17-Nov-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	25th Downpayment due on	17-Dec-26	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	26th Downpayment due on	17-Jan-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	27th Downpayment due on	17-Feb-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	28th Downpayment due on	17-Mar-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	29th Downpayment due on	17-Apr-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	30th Downpayment due on	17-May-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	31st Downpayment due on	17-Jun-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	32nd Downpayment due on	17-Jul-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	33rd Downpayment due on	17-Aug-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	34th Downpayment due on	17-Sep-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	35th Downpayment due on	17-Oct-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	36th Downpayment due on	17-Nov-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	37th Downpayment due on	17-Dec-27	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	38th Downpayment due on	17-Jan-28	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	39th Downpayment due on	17-Feb-28	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	40th Downpayment due on	17-Mar-28	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	41st Downpayment due on	17-Apr-28	25,353.52	2,254.24	P 27,607.76	GBP 394.40
	42nd Downpayment due on	17-May-28	25,353.68	2,254.16	P 27,607.84	GBP 394.40

PAYMENT SCHEDULE: BALANCE		P	GBP
	Bank Guarantee must be submitted on or before	17-Dec-27	
	DUE AND PAYABLE ON	17-Jun-28	
	(Loanable from a Financing Institution)	4,838,104.00	69,115.77

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..

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