

Payment Option1: with 10% Spot Downpayment

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

Tower 4	Unit 1528	Floor 15	Floor Area 37.54sqm/404.07sqft	Model 1 BR W/ BALCONY - AS IS, WHERE IS
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GBP 1 = PHP 70

SELLING PRICE		P 7,647,000.00	GBP 109,242.86
Less: VAT(if applicable)		P 819,321.43	GBP 11,704.59
6% Discounts (Booked 20 days after RESERVATION)		P 409,660.71	GBP 5,852.30

SELLING PRICE AFTER DISCOUNTS		P 6,418,017.86	GBP 91,685.97
Add: VAT(if applicable)		P 770,162.14	GBP 11,002.32
Other Charges		P 549,261.25	GBP 7,846.59

TOTAL RECEIVABLE		P 7,737,441.25	GBP 110,534.87
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DOWNPAYMENT			
Downpayment (20% of Selling Price)		P 1,437,636.00	GBP 20,537.66
Total Other Charges & Fees		P 109,852.25	GBP 1,569.32

TOTAL REQUIRED DOWNPAYMENT		P 1,547,488.25	GBP 22,106.98
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Less: Reservation Fee	16-Mar-25	P 50,000.00	GBP 714.29
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SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,497,488.25	GBP 21,392.69
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Spot Downpayment (10% of Selling Price)		P 668,818.00	GBP 9,554.54
Other Charges		P 54,926.13	GBP 784.66
Total Spot DP and Other Charges payable on or before:	05-Apr-25	P 723,744.13	GBP 10,339.20

Stretched Downpayment (10% of Selling Price)		P 718,818.00	GBP 10,268.83
Other Charges		P 54,926.12	GBP 784.66
Total Stretched DP and Other Charges payable in 36 months		P 773,744.12	GBP 11,053.49

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-May-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	2nd Downpayment due on	17-Jun-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	3rd Downpayment due on	17-Jul-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	4th Downpayment due on	17-Aug-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	5th Downpayment due on	17-Sep-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	6th Downpayment due on	17-Oct-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	7th Downpayment due on	17-Nov-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	8th Downpayment due on	17-Dec-25	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	9th Downpayment due on	17-Jan-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	10th Downpayment due on	17-Feb-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	11th Downpayment due on	17-Mar-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	12th Downpayment due on	17-Apr-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	13th Downpayment due on	17-May-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	14th Downpayment due on	17-Jun-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	15th Downpayment due on	17-Jul-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	16th Downpayment due on	17-Aug-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	17th Downpayment due on	17-Sep-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	18th Downpayment due on	17-Oct-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	19th Downpayment due on	17-Nov-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	20th Downpayment due on	17-Dec-26	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	21st Downpayment due on	17-Jan-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	22nd Downpayment due on	17-Feb-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	23rd Downpayment due on	17-Mar-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	24th Downpayment due on	17-Apr-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	25th Downpayment due on	17-May-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	26th Downpayment due on	17-Jun-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	27th Downpayment due on	17-Jul-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	28th Downpayment due on	17-Aug-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	29th Downpayment due on	17-Sep-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	30th Downpayment due on	17-Oct-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	31st Downpayment due on	17-Nov-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	32nd Downpayment due on	17-Dec-27	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	33rd Downpayment due on	17-Jan-28	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	34th Downpayment due on	17-Feb-28	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	35th Downpayment due on	17-Mar-28	19,967.17	1,525.73	P 21,492.90	GBP 307.04
	36th Downpayment due on	17-Apr-28	19,967.05	1,525.57	P 21,492.62	GBP 307.04

PAYMENT SCHEDULE: BALANCE			
Bank Guarantee must be submitted on or before	17-Nov-27		
DUE AND PAYABLE ON	17-May-28	P 6,189,953.00	GBP 88,427.90
(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	Unit	Floor	Floor Area	Model
4	1528	15	37.54sqm/404.07sqft	1 BR W/ BALCONY - AS IS, WHERE IS

GBP 1 = PHP 70

SELLING PRICE		₱ 7,647,000.00	GBP 109,242.86
Other Charges		₱ 577,937.50	GBP 8,256.25
TOTAL RECEIVABLE		₱ 8,224,937.50	GBP 117,499.11
DOWNPAYMENT			
Downpayment (20% of Selling Price)		₱ 1,529,400.00	GBP 21,848.57
Total Other Charges & Fees		₱ 115,587.50	GBP 1,651.25
TOTAL REQUIRED DOWNPAYMENT		₱ 1,644,987.50	GBP 23,499.82
Less:	Reservation Fee	16-Mar-25 ₱ 50,000.00	GBP 714.29
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		₱ 1,594,987.50	GBP 22,785.54

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment	In GBP
	1st Downpayment due on	17-Apr-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	2nd Downpayment due on	17-May-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	3rd Downpayment due on	17-Jun-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	4th Downpayment due on	17-Jul-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	5th Downpayment due on	17-Aug-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	6th Downpayment due on	17-Sep-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	7th Downpayment due on	17-Oct-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	8th Downpayment due on	17-Nov-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	9th Downpayment due on	17-Dec-25	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	10th Downpayment due on	17-Jan-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	11th Downpayment due on	17-Feb-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	12th Downpayment due on	17-Mar-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	13th Downpayment due on	17-Apr-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	14th Downpayment due on	17-May-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	15th Downpayment due on	17-Jun-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	16th Downpayment due on	17-Jul-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	17th Downpayment due on	17-Aug-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	18th Downpayment due on	17-Sep-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	19th Downpayment due on	17-Oct-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	20th Downpayment due on	17-Nov-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	21st Downpayment due on	17-Dec-26	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	22nd Downpayment due on	17-Jan-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	23rd Downpayment due on	17-Feb-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	24th Downpayment due on	17-Mar-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	25th Downpayment due on	17-Apr-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	26th Downpayment due on	17-May-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	27th Downpayment due on	17-Jun-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	28th Downpayment due on	17-Jul-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	29th Downpayment due on	17-Aug-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	30th Downpayment due on	17-Sep-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	31st Downpayment due on	17-Oct-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	32nd Downpayment due on	17-Nov-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	33rd Downpayment due on	17-Dec-27	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	34th Downpayment due on	17-Jan-28	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	35th Downpayment due on	17-Feb-28	41,094.44	3,210.76	₱ 44,305.20	GBP 632.93
	36th Downpayment due on	17-Mar-28	41,094.60	3,210.90	₱ 44,305.50	GBP 632.94

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)		₱ 6,579,950.00 GBP 93,999.29

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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