

10%DP6MOS-90%BF

**AMAIA LAND CORP.
AMAIA SCAPES GENERAL TRIAS
OFFICIAL COMPUTATION SHEET**

SECTOR 5 BLK 110 LOT 9 LOT AREA 110 sqm FLOOR AREA 60 sqm

Single Home 60

RFO

SELLING PRICE (SP):

OTHER CHARGES PAYABLE TO AMAIA

P 4,800,000.00

353,571.43

NET SELLING PRICE INCLUSIVE OF OTHER CHARGES (NSPOC):

P 5,153,571.43

Downpayment 10.0% of NSPOC 515,357.14
 Less: Reservation Fee (RF) 11-Feb-25 (25,000.00)
DOWNPAYMENT NET OF RF 490,357.14

10% Balance Downpayment over 6 month/s 10.0% of NSPOC less RF 490,357.14
 Due and payable as follows:

	Due Date	Monthly Downpayment
1st Downpayment due on	11-Mar-25	81,726.19
2nd Downpayment due on	17-Apr-25	81,726.19
3rd Downpayment due on	17-May-25	81,726.19
4th Downpayment due on	17-Jun-25	81,726.19
5th Downpayment due on	17-Jul-25	81,726.19
6th Downpayment due on	17-Aug-25	81,726.19

BALANCE OF NSPOC LESS DOWNPAYMENT (Loanable from a financing institution)

P 4,638,214.29

Bank Guarantee to be submitted on or before 17-Jun-25
 Due and Payable on 17-Aug-25

SAMPLE BANK COMPUTATION:

		Estimated Required Monthly Income
30 years to pay	34,033.57	P 114,000
20 years to pay	38,795.88	P 130,000
15 years to pay	44,325.19	P 148,000
10 years to pay	56,274.34	P 188,000
5 years to pay	94,046.26	P 314,000

Note: The above monthly amortization is computed based on 8% interest rate for the term indicated.
 The actual amount will be based on the financing institution's interest rate.

Notes:

- Estimated Start of turnover: Sep-25, or buyer's eligibility, whichever comes later.
- THIS COMPUTATION IS ONLY VALID AND BINDING IF SIGNED BY THE DULY AUTHORIZED SIGNATORIES OF AMAIA LAND CORP.
 - In the event that there is an increase in the amount of OTHER CHARGES as dictated by gov't agencies, the SELLER shall have the right to charge the PURCHASER, and the PURCHASER agrees to pay, an amount proportionate to or corresponding to the said increase. OTHER CHARGES include bank charges, if any.
 - 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(i) of the RA and Sec 4.2 of the CTS
 - For Bank Financing Program, Buyer is required to Issue a post-dated check() 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 receive 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/checks should be made payable, or deposited, to the account of AMAIA LAND CORP.
 - RFO discount will be forfeited if not Converted within 30days & bank takeout happens beyond the scheduled takeout.

Prepared By:

Approved By:

Rochelle Suarez 0906 778 9955
 Signature Over Printed Name

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 Signature Over Printed Name