

AVIDA LAND CORP.
THE HEIGHTS KATIPUNAN
SAMPLE COMPUTATION SHEET

TOWER	FLOOR	UNIT	FLOOR AREA	Studio	Model	
T1	19	20	21.70		NON-RFO	-
SELLING PRICE						P 6,608,000.00
Less: VAT(if applicable)						708,000.00
8% Discount on TSP						472,000.00
SELLING PRICE AFTER DISCOUNTS						P 5,428,000.00
Add: VAT(if applicable)						651,360.00
Other Charges						379,960.00
TOTAL RECEIVABLE						P 6,459,320.00
DOWNPAYMENT						
Downpayment (20% of Selling Price)						1,085,600.00
VAT(if applicable)						130,272.00
Total Other Charges & Fees						75,992.00
TOTAL REQUIRED DOWNPAYMENT						P 1,291,864.00
Less: Reservation Fee						50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						1,241,864.00
Spot Downpayment (10% of Selling Price)						492,800.00
VAT(if applicable)						65,136.00
Other Charges						37,996.00
Total Spot DP and Other Charges payable on or before:						P 595,932.00
Stretched Downpayment (10% of Selling Price)						542,800.00
VAT(if applicable)						65,136.00
Other Charges						37,996.00
Total Stretched DP and Other Charges payable in 60 months						P 645,932.00

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Jan-26	9,046.67	1,085.60	633.27	10,765.53
2nd Downpayment due on	02-Feb-26	9,046.67	1,085.60	633.27	10,765.53
3rd Downpayment due on	02-Mar-26	9,046.67	1,085.60	633.27	10,765.53
4th Downpayment due on	02-Apr-26	9,046.67	1,085.60	633.27	10,765.53
5th Downpayment due on	02-May-26	9,046.67	1,085.60	633.27	10,765.53
6th Downpayment due on	02-Jun-26	9,046.67	1,085.60	633.27	10,765.53
7th Downpayment due on	02-Jul-26	9,046.67	1,085.60	633.27	10,765.53
8th Downpayment due on	02-Aug-26	9,046.67	1,085.60	633.27	10,765.53
9th Downpayment due on	02-Sep-26	9,046.67	1,085.60	633.27	10,765.53
10th Downpayment due on	02-Oct-26	9,046.67	1,085.60	633.27	10,765.53
11st Downpayment due on	02-Nov-26	9,046.67	1,085.60	633.27	10,765.53
12nd Downpayment due on	02-Dec-26	9,046.67	1,085.60	633.27	10,765.53
13rd Downpayment due on	02-Jan-27	9,046.67	1,085.60	633.27	10,765.53
14th Downpayment due on	02-Feb-27	9,046.67	1,085.60	633.27	10,765.53
15th Downpayment due on	02-Mar-27	9,046.67	1,085.60	633.27	10,765.53
16th Downpayment due on	02-Apr-27	9,046.67	1,085.60	633.27	10,765.53
17th Downpayment due on	02-May-27	9,046.67	1,085.60	633.27	10,765.53
18th Downpayment due on	02-Jun-27	9,046.67	1,085.60	633.27	10,765.53
19th Downpayment due on	02-Jul-27	9,046.67	1,085.60	633.27	10,765.53
20th Downpayment due on	02-Aug-27	9,046.67	1,085.60	633.27	10,765.53
21st Downpayment due on	02-Sep-27	9,046.67	1,085.60	633.27	10,765.53
22nd Downpayment due on	02-Oct-27	9,046.67	1,085.60	633.27	10,765.53
23rd Downpayment due on	02-Nov-27	9,046.67	1,085.60	633.27	10,765.53
24th Downpayment due on	02-Dec-27	9,046.67	1,085.60	633.27	10,765.53
25th Downpayment due on	02-Jan-28	9,046.67	1,085.60	633.27	10,765.53
26th Downpayment due on	02-Feb-28	9,046.67	1,085.60	633.27	10,765.53
27th Downpayment due on	02-Mar-28	9,046.67	1,085.60	633.27	10,765.53
28th Downpayment due on	02-Apr-28	9,046.67	1,085.60	633.27	10,765.53
29th Downpayment due on	02-May-28	9,046.67	1,085.60	633.27	10,765.53
30th Downpayment due on	02-Jun-28	9,046.67	1,085.60	633.27	10,765.53
31st Downpayment due on	02-Jul-28	9,046.67	1,085.60	633.27	10,765.53
32nd Downpayment due on	02-Aug-28	9,046.67	1,085.60	633.27	10,765.53
33rd Downpayment due on	02-Sep-28	9,046.67	1,085.60	633.27	10,765.53
34th Downpayment due on	02-Oct-28	9,046.67	1,085.60	633.27	10,765.53
35th Downpayment due on	02-Nov-28	9,046.67	1,085.60	633.27	10,765.53
36th Downpayment due on	02-Dec-28	9,046.67	1,085.60	633.27	10,765.53
37th Downpayment due on	02-Jan-29	9,046.67	1,085.60	633.27	10,765.53
38th Downpayment due on	02-Feb-29	9,046.67	1,085.60	633.27	10,765.53
39th Downpayment due on	02-Mar-29	9,046.67	1,085.60	633.27	10,765.53
40th Downpayment due on	02-Apr-29	9,046.67	1,085.60	633.27	10,765.53
41st Downpayment due on	02-May-29	9,046.67	1,085.60	633.27	10,765.53
42nd Downpayment due on	02-Jun-29	9,046.67	1,085.60	633.27	10,765.53
43rd Downpayment due on	02-Jul-29	9,046.67	1,085.60	633.27	10,765.53
44th Downpayment due on	02-Aug-29	9,046.67	1,085.60	633.27	10,765.53
45th Downpayment due on	02-Sep-29	9,046.67	1,085.60	633.27	10,765.53
46th Downpayment due on	02-Oct-29	9,046.67	1,085.60	633.27	10,765.53
47th Downpayment due on	02-Nov-29	9,046.67	1,085.60	633.27	10,765.53
48th Downpayment due on	02-Dec-29	9,046.67	1,085.60	633.27	10,765.53
49th Downpayment due on	02-Jan-30	9,046.67	1,085.60	633.27	10,765.53
50th Downpayment due on	02-Feb-30	9,046.67	1,085.60	633.27	10,765.53
51st Downpayment due on	02-Mar-30	9,046.67	1,085.60	633.27	10,765.53
52nd Downpayment due on	02-Apr-30	9,046.67	1,085.60	633.27	10,765.53
53rd Downpayment due on	02-May-30	9,046.67	1,085.60	633.27	10,765.53
54th Downpayment due on	02-Jun-30	9,046.67	1,085.60	633.27	10,765.53
55th Downpayment due on	02-Jul-30	9,046.67	1,085.60	633.27	10,765.53
56th Downpayment due on	02-Aug-30	9,046.67	1,085.60	633.27	10,765.53
57th Downpayment due on	02-Sep-30	9,046.67	1,085.60	633.27	10,765.53
58th Downpayment due on	02-Oct-30	9,046.67	1,085.60	633.27	10,765.53
59th Downpayment due on	02-Nov-30	9,046.67	1,085.60	633.27	10,765.53
60th Downpayment due on	02-Dec-30	9,046.47	1,085.60	633.07	10,765.73

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Jul-30				
DUE AND PAYABLE ON	02-Jan-31	4,342,400.00	521,088.00	303,968.00	P 5,167,456.00
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: , or buyer's eligibility, whichever comes later.

- 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(i) 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.

**AVIDA LAND CORP.
THE HEIGHTS KATIPUNAN
SAMPLE COMPUTATION SHEET**

TOWER T1	FLOOR 19	UNIT 05	FLOOR AREA 26.70	Studio	Model NON-RFO	-
SELLING PRICE						P 7,699,000.00
Less: VAT(if applicable)						824,892.86
8% Discount on TSP						549,928.57
SELLING PRICE AFTER DISCOUNTS						P 6,324,178.57
Add: VAT(if applicable)						758,901.43
Other Charges						442,692.50
TOTAL RECEIVABLE						P 7,525,772.50
DOWNPAYMENT						
Downpayment (20% of Selling Price)						1,264,835.71
VAT(if applicable)						151,780.29
Total Other Charges & Fees						88,538.50
TOTAL REQUIRED DOWNPAYMENT						P 1,505,154.50
Less: Reservation Fee						50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						1,455,154.50
Spot Downpayment (10% of Selling Price)						582,417.86
VAT(if applicable)						75,890.14
Other Charges						44,269.25
Total Spot DP and Other Charges payable on or before:						P 702,577.25
Stretched Downpayment (10% of Selling Price)						632,417.86
VAT(if applicable)						75,890.14
Other Charges						44,269.25
Total Stretched DP and Other Charges payable in 60 months						P 752,577.25

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Jan-26	10,540.30	1,264.84	737.82	12,542.95
2nd Downpayment due on	02-Feb-26	10,540.30	1,264.84	737.82	12,542.95
3rd Downpayment due on	02-Mar-26	10,540.30	1,264.84	737.82	12,542.95
4th Downpayment due on	02-Apr-26	10,540.30	1,264.84	737.82	12,542.95
5th Downpayment due on	02-May-26	10,540.30	1,264.84	737.82	12,542.95
6th Downpayment due on	02-Jun-26	10,540.30	1,264.84	737.82	12,542.95
7th Downpayment due on	02-Jul-26	10,540.30	1,264.84	737.82	12,542.95
8th Downpayment due on	02-Aug-26	10,540.30	1,264.84	737.82	12,542.95
9th Downpayment due on	02-Sep-26	10,540.30	1,264.84	737.82	12,542.95
10th Downpayment due on	02-Oct-26	10,540.30	1,264.84	737.82	12,542.95
11st Downpayment due on	02-Nov-26	10,540.30	1,264.84	737.82	12,542.95
12nd Downpayment due on	02-Dec-26	10,540.30	1,264.84	737.82	12,542.95
13rd Downpayment due on	02-Jan-27	10,540.30	1,264.84	737.82	12,542.95
14th Downpayment due on	02-Feb-27	10,540.30	1,264.84	737.82	12,542.95
15th Downpayment due on	02-Mar-27	10,540.30	1,264.84	737.82	12,542.95
16th Downpayment due on	02-Apr-27	10,540.30	1,264.84	737.82	12,542.95
17th Downpayment due on	02-May-27	10,540.30	1,264.84	737.82	12,542.95
18th Downpayment due on	02-Jun-27	10,540.30	1,264.84	737.82	12,542.95
19th Downpayment due on	02-Jul-27	10,540.30	1,264.84	737.82	12,542.95
20th Downpayment due on	02-Aug-27	10,540.30	1,264.84	737.82	12,542.95
21st Downpayment due on	02-Sep-27	10,540.30	1,264.84	737.82	12,542.95
22nd Downpayment due on	02-Oct-27	10,540.30	1,264.84	737.82	12,542.95
23rd Downpayment due on	02-Nov-27	10,540.30	1,264.84	737.82	12,542.95
24th Downpayment due on	02-Dec-27	10,540.30	1,264.84	737.82	12,542.95
25th Downpayment due on	02-Jan-28	10,540.30	1,264.84	737.82	12,542.95
26th Downpayment due on	02-Feb-28	10,540.30	1,264.84	737.82	12,542.95
27th Downpayment due on	02-Mar-28	10,540.30	1,264.84	737.82	12,542.95
28th Downpayment due on	02-Apr-28	10,540.30	1,264.84	737.82	12,542.95
29th Downpayment due on	02-May-28	10,540.30	1,264.84	737.82	12,542.95
30th Downpayment due on	02-Jun-28	10,540.30	1,264.84	737.82	12,542.95
31st Downpayment due on	02-Jul-28	10,540.30	1,264.84	737.82	12,542.95
32nd Downpayment due on	02-Aug-28	10,540.30	1,264.84	737.82	12,542.95
33rd Downpayment due on	02-Sep-28	10,540.30	1,264.84	737.82	12,542.95
34th Downpayment due on	02-Oct-28	10,540.30	1,264.84	737.82	12,542.95
35th Downpayment due on	02-Nov-28	10,540.30	1,264.84	737.82	12,542.95
36th Downpayment due on	02-Dec-28	10,540.30	1,264.84	737.82	12,542.95
37th Downpayment due on	02-Jan-29	10,540.30	1,264.84	737.82	12,542.95
38th Downpayment due on	02-Feb-29	10,540.30	1,264.84	737.82	12,542.95
39th Downpayment due on	02-Mar-29	10,540.30	1,264.84	737.82	12,542.95
40th Downpayment due on	02-Apr-29	10,540.30	1,264.84	737.82	12,542.95
41st Downpayment due on	02-May-29	10,540.30	1,264.84	737.82	12,542.95
42nd Downpayment due on	02-Jun-29	10,540.30	1,264.84	737.82	12,542.95
43rd Downpayment due on	02-Jul-29	10,540.30	1,264.84	737.82	12,542.95
44th Downpayment due on	02-Aug-29	10,540.30	1,264.84	737.82	12,542.95
45th Downpayment due on	02-Sep-29	10,540.30	1,264.84	737.82	12,542.95
46th Downpayment due on	02-Oct-29	10,540.30	1,264.84	737.82	12,542.95
47th Downpayment due on	02-Nov-29	10,540.30	1,264.84	737.82	12,542.95
48th Downpayment due on	02-Dec-29	10,540.30	1,264.84	737.82	12,542.95
49th Downpayment due on	02-Jan-30	10,540.30	1,264.84	737.82	12,542.95
50th Downpayment due on	02-Feb-30	10,540.30	1,264.84	737.82	12,542.95
51st Downpayment due on	02-Mar-30	10,540.30	1,264.84	737.82	12,542.95
52nd Downpayment due on	02-Apr-30	10,540.30	1,264.84	737.82	12,542.95
53rd Downpayment due on	02-May-30	10,540.30	1,264.84	737.82	12,542.95
54th Downpayment due on	02-Jun-30	10,540.30	1,264.84	737.82	12,542.95
55th Downpayment due on	02-Jul-30	10,540.30	1,264.84	737.82	12,542.95
56th Downpayment due on	02-Aug-30	10,540.30	1,264.84	737.82	12,542.95
57th Downpayment due on	02-Sep-30	10,540.30	1,264.84	737.82	12,542.95
58th Downpayment due on	02-Oct-30	10,540.30	1,264.84	737.82	12,542.95
59th Downpayment due on	02-Nov-30	10,540.30	1,264.84	737.82	12,542.95
60th Downpayment due on	02-Dec-30	10,540.16	1,264.58	737.87	12,543.20

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Jul-30				
DUE AND PAYABLE ON	02-Jan-31	5,059,342.86	607,121.14	354,154.00	P 6,020,618.00
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: , or buyer's eligibility, whichever comes later.

- 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(i) 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.

AVIDA LAND CORP.
THE HEIGHTS KATIPUNAN
SAMPLE COMPUTATION SHEET

TOWER	FLOOR	UNIT	FLOOR AREA	1 BR	Model	
T1	19	19	36.90		NON-RFO	-
SELLING PRICE						P 11,375,000.00
Less: VAT(if applicable)						1,218,750.00
8% Discount on TSP						812,500.00
SELLING PRICE AFTER DISCOUNTS						P 9,343,750.00
Add: VAT(if applicable)						1,121,250.00
Other Charges						654,062.50
TOTAL RECEIVABLE						P 11,119,062.50
DOWNPAYMENT						
Downpayment (20% of Selling Price)						1,868,750.00
VAT(if applicable)						224,250.00
Total Other Charges & Fees						130,812.50
TOTAL REQUIRED DOWNPAYMENT						P 2,223,812.50
Less: Reservation Fee						50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						2,173,812.50
Spot Downpayment (10% of Selling Price)						884,375.00
VAT(if applicable)						112,125.00
Other Charges						65,406.25
Total Spot DP and Other Charges payable on or before:						P 1,061,906.25
Stretched Downpayment (10% of Selling Price)						934,375.00
VAT(if applicable)						112,125.00
Other Charges						65,406.25
Total Stretched DP and Other Charges payable in 60 months						P 1,111,906.25

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Jan-26	15,572.92	1,868.75	1,090.10	18,531.77
2nd Downpayment due on	02-Feb-26	15,572.92	1,868.75	1,090.10	18,531.77
3rd Downpayment due on	02-Mar-26	15,572.92	1,868.75	1,090.10	18,531.77
4th Downpayment due on	02-Apr-26	15,572.92	1,868.75	1,090.10	18,531.77
5th Downpayment due on	02-May-26	15,572.92	1,868.75	1,090.10	18,531.77
6th Downpayment due on	02-Jun-26	15,572.92	1,868.75	1,090.10	18,531.77
7th Downpayment due on	02-Jul-26	15,572.92	1,868.75	1,090.10	18,531.77
8th Downpayment due on	02-Aug-26	15,572.92	1,868.75	1,090.10	18,531.77
9th Downpayment due on	02-Sep-26	15,572.92	1,868.75	1,090.10	18,531.77
10th Downpayment due on	02-Oct-26	15,572.92	1,868.75	1,090.10	18,531.77
11st Downpayment due on	02-Nov-26	15,572.92	1,868.75	1,090.10	18,531.77
12nd Downpayment due on	02-Dec-26	15,572.92	1,868.75	1,090.10	18,531.77
13rd Downpayment due on	02-Jan-27	15,572.92	1,868.75	1,090.10	18,531.77
14th Downpayment due on	02-Feb-27	15,572.92	1,868.75	1,090.10	18,531.77
15th Downpayment due on	02-Mar-27	15,572.92	1,868.75	1,090.10	18,531.77
16th Downpayment due on	02-Apr-27	15,572.92	1,868.75	1,090.10	18,531.77
17th Downpayment due on	02-May-27	15,572.92	1,868.75	1,090.10	18,531.77
18th Downpayment due on	02-Jun-27	15,572.92	1,868.75	1,090.10	18,531.77
19th Downpayment due on	02-Jul-27	15,572.92	1,868.75	1,090.10	18,531.77
20th Downpayment due on	02-Aug-27	15,572.92	1,868.75	1,090.10	18,531.77
21st Downpayment due on	02-Sep-27	15,572.92	1,868.75	1,090.10	18,531.77
22nd Downpayment due on	02-Oct-27	15,572.92	1,868.75	1,090.10	18,531.77
23rd Downpayment due on	02-Nov-27	15,572.92	1,868.75	1,090.10	18,531.77
24th Downpayment due on	02-Dec-27	15,572.92	1,868.75	1,090.10	18,531.77
25th Downpayment due on	02-Jan-28	15,572.92	1,868.75	1,090.10	18,531.77
26th Downpayment due on	02-Feb-28	15,572.92	1,868.75	1,090.10	18,531.77
27th Downpayment due on	02-Mar-28	15,572.92	1,868.75	1,090.10	18,531.77
28th Downpayment due on	02-Apr-28	15,572.92	1,868.75	1,090.10	18,531.77
29th Downpayment due on	02-May-28	15,572.92	1,868.75	1,090.10	18,531.77
30th Downpayment due on	02-Jun-28	15,572.92	1,868.75	1,090.10	18,531.77
31st Downpayment due on	02-Jul-28	15,572.92	1,868.75	1,090.10	18,531.77
32nd Downpayment due on	02-Aug-28	15,572.92	1,868.75	1,090.10	18,531.77
33rd Downpayment due on	02-Sep-28	15,572.92	1,868.75	1,090.10	18,531.77
34th Downpayment due on	02-Oct-28	15,572.92	1,868.75	1,090.10	18,531.77
35th Downpayment due on	02-Nov-28	15,572.92	1,868.75	1,090.10	18,531.77
36th Downpayment due on	02-Dec-28	15,572.92	1,868.75	1,090.10	18,531.77
37th Downpayment due on	02-Jan-29	15,572.92	1,868.75	1,090.10	18,531.77
38th Downpayment due on	02-Feb-29	15,572.92	1,868.75	1,090.10	18,531.77
39th Downpayment due on	02-Mar-29	15,572.92	1,868.75	1,090.10	18,531.77
40th Downpayment due on	02-Apr-29	15,572.92	1,868.75	1,090.10	18,531.77
41st Downpayment due on	02-May-29	15,572.92	1,868.75	1,090.10	18,531.77
42nd Downpayment due on	02-Jun-29	15,572.92	1,868.75	1,090.10	18,531.77
43rd Downpayment due on	02-Jul-29	15,572.92	1,868.75	1,090.10	18,531.77
44th Downpayment due on	02-Aug-29	15,572.92	1,868.75	1,090.10	18,531.77
45th Downpayment due on	02-Sep-29	15,572.92	1,868.75	1,090.10	18,531.77
46th Downpayment due on	02-Oct-29	15,572.92	1,868.75	1,090.10	18,531.77
47th Downpayment due on	02-Nov-29	15,572.92	1,868.75	1,090.10	18,531.77
48th Downpayment due on	02-Dec-29	15,572.92	1,868.75	1,090.10	18,531.77
49th Downpayment due on	02-Jan-30	15,572.92	1,868.75	1,090.10	18,531.77
50th Downpayment due on	02-Feb-30	15,572.92	1,868.75	1,090.10	18,531.77
51st Downpayment due on	02-Mar-30	15,572.92	1,868.75	1,090.10	18,531.77
52nd Downpayment due on	02-Apr-30	15,572.92	1,868.75	1,090.10	18,531.77
53rd Downpayment due on	02-May-30	15,572.92	1,868.75	1,090.10	18,531.77
54th Downpayment due on	02-Jun-30	15,572.92	1,868.75	1,090.10	18,531.77
55th Downpayment due on	02-Jul-30	15,572.92	1,868.75	1,090.10	18,531.77
56th Downpayment due on	02-Aug-30	15,572.92	1,868.75	1,090.10	18,531.77
57th Downpayment due on	02-Sep-30	15,572.92	1,868.75	1,090.10	18,531.77
58th Downpayment due on	02-Oct-30	15,572.92	1,868.75	1,090.10	18,531.77
59th Downpayment due on	02-Nov-30	15,572.92	1,868.75	1,090.10	18,531.77
60th Downpayment due on	02-Dec-30	15,572.92	1,868.75	1,090.35	18,531.82

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Jul-30				
DUE AND PAYABLE ON	02-Jan-31	7,475,000.00	897,000.00	523,250.00	P 8,895,250.00
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: _____, or buyer's eligibility, whichever comes later.

- 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(i) 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.

AVIDA LAND CORP.
THE HEIGHTS KATIPUNAN
SAMPLE COMPUTATION SHEET

TOWER	FLOOR	UNIT	FLOOR AREA	1 BR	Model	
T1	19	18	43.00		NON-RFO	-
SELLING PRICE						P 13,255,000.00
Less: VAT(if applicable)						1,420,178.57
8% Discount on TSP						946,785.71
SELLING PRICE AFTER DISCOUNTS						P 10,888,035.72
Add: VAT(if applicable)						1,306,564.29
Other Charges						762,162.50
TOTAL RECEIVABLE						P 12,956,762.51
DOWNPAYMENT						
Downpayment (20% of Selling Price)						2,177,607.14
VAT(if applicable)						261,312.86
Total Other Charges & Fees						152,432.50
TOTAL REQUIRED DOWNPAYMENT						P 2,591,352.50
Less: Reservation Fee						50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						2,541,352.50
Spot Downpayment (10% of Selling Price)						1,038,803.57
VAT(if applicable)						130,656.43
Other Charges						76,216.25
Total Spot DP and Other Charges payable on or before:						P 1,245,676.25
Stretched Downpayment (10% of Selling Price)						1,088,803.57
VAT(if applicable)						130,656.43
Other Charges						76,216.25
Total Stretched DP and Other Charges payable in 60 months						P 1,295,676.25

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Jan-26	18,146.73	2,177.61	1,270.27	21,594.60
2nd Downpayment due on	02-Feb-26	18,146.73	2,177.61	1,270.27	21,594.60
3rd Downpayment due on	02-Mar-26	18,146.73	2,177.61	1,270.27	21,594.60
4th Downpayment due on	02-Apr-26	18,146.73	2,177.61	1,270.27	21,594.60
5th Downpayment due on	02-May-26	18,146.73	2,177.61	1,270.27	21,594.60
6th Downpayment due on	02-Jun-26	18,146.73	2,177.61	1,270.27	21,594.60
7th Downpayment due on	02-Jul-26	18,146.73	2,177.61	1,270.27	21,594.60
8th Downpayment due on	02-Aug-26	18,146.73	2,177.61	1,270.27	21,594.60
9th Downpayment due on	02-Sep-26	18,146.73	2,177.61	1,270.27	21,594.60
10th Downpayment due on	02-Oct-26	18,146.73	2,177.61	1,270.27	21,594.60
11st Downpayment due on	02-Nov-26	18,146.73	2,177.61	1,270.27	21,594.60
12nd Downpayment due on	02-Dec-26	18,146.73	2,177.61	1,270.27	21,594.60
13rd Downpayment due on	02-Jan-27	18,146.73	2,177.61	1,270.27	21,594.60
14th Downpayment due on	02-Feb-27	18,146.73	2,177.61	1,270.27	21,594.60
15th Downpayment due on	02-Mar-27	18,146.73	2,177.61	1,270.27	21,594.60
16th Downpayment due on	02-Apr-27	18,146.73	2,177.61	1,270.27	21,594.60
17th Downpayment due on	02-May-27	18,146.73	2,177.61	1,270.27	21,594.60
18th Downpayment due on	02-Jun-27	18,146.73	2,177.61	1,270.27	21,594.60
19th Downpayment due on	02-Jul-27	18,146.73	2,177.61	1,270.27	21,594.60
20th Downpayment due on	02-Aug-27	18,146.73	2,177.61	1,270.27	21,594.60
21st Downpayment due on	02-Sep-27	18,146.73	2,177.61	1,270.27	21,594.60
22nd Downpayment due on	02-Oct-27	18,146.73	2,177.61	1,270.27	21,594.60
23rd Downpayment due on	02-Nov-27	18,146.73	2,177.61	1,270.27	21,594.60
24th Downpayment due on	02-Dec-27	18,146.73	2,177.61	1,270.27	21,594.60
25th Downpayment due on	02-Jan-28	18,146.73	2,177.61	1,270.27	21,594.60
26th Downpayment due on	02-Feb-28	18,146.73	2,177.61	1,270.27	21,594.60
27th Downpayment due on	02-Mar-28	18,146.73	2,177.61	1,270.27	21,594.60
28th Downpayment due on	02-Apr-28	18,146.73	2,177.61	1,270.27	21,594.60
29th Downpayment due on	02-May-28	18,146.73	2,177.61	1,270.27	21,594.60
30th Downpayment due on	02-Jun-28	18,146.73	2,177.61	1,270.27	21,594.60
31st Downpayment due on	02-Jul-28	18,146.73	2,177.61	1,270.27	21,594.60
32nd Downpayment due on	02-Aug-28	18,146.73	2,177.61	1,270.27	21,594.60
33rd Downpayment due on	02-Sep-28	18,146.73	2,177.61	1,270.27	21,594.60
34th Downpayment due on	02-Oct-28	18,146.73	2,177.61	1,270.27	21,594.60
35th Downpayment due on	02-Nov-28	18,146.73	2,177.61	1,270.27	21,594.60
36th Downpayment due on	02-Dec-28	18,146.73	2,177.61	1,270.27	21,594.60
37th Downpayment due on	02-Jan-29	18,146.73	2,177.61	1,270.27	21,594.60
38th Downpayment due on	02-Feb-29	18,146.73	2,177.61	1,270.27	21,594.60
39th Downpayment due on	02-Mar-29	18,146.73	2,177.61	1,270.27	21,594.60
40th Downpayment due on	02-Apr-29	18,146.73	2,177.61	1,270.27	21,594.60
41st Downpayment due on	02-May-29	18,146.73	2,177.61	1,270.27	21,594.60
42nd Downpayment due on	02-Jun-29	18,146.73	2,177.61	1,270.27	21,594.60
43rd Downpayment due on	02-Jul-29	18,146.73	2,177.61	1,270.27	21,594.60
44th Downpayment due on	02-Aug-29	18,146.73	2,177.61	1,270.27	21,594.60
45th Downpayment due on	02-Sep-29	18,146.73	2,177.61	1,270.27	21,594.60
46th Downpayment due on	02-Oct-29	18,146.73	2,177.61	1,270.27	21,594.60
47th Downpayment due on	02-Nov-29	18,146.73	2,177.61	1,270.27	21,594.60
48th Downpayment due on	02-Dec-29	18,146.73	2,177.61	1,270.27	21,594.60
49th Downpayment due on	02-Jan-30	18,146.73	2,177.61	1,270.27	21,594.60
50th Downpayment due on	02-Feb-30	18,146.73	2,177.61	1,270.27	21,594.60
51st Downpayment due on	02-Mar-30	18,146.73	2,177.61	1,270.27	21,594.60
52nd Downpayment due on	02-Apr-30	18,146.73	2,177.61	1,270.27	21,594.60
53rd Downpayment due on	02-May-30	18,146.73	2,177.61	1,270.27	21,594.60
54th Downpayment due on	02-Jun-30	18,146.73	2,177.61	1,270.27	21,594.60
55th Downpayment due on	02-Jul-30	18,146.73	2,177.61	1,270.27	21,594.60
56th Downpayment due on	02-Aug-30	18,146.73	2,177.61	1,270.27	21,594.60
57th Downpayment due on	02-Sep-30	18,146.73	2,177.61	1,270.27	21,594.60
58th Downpayment due on	02-Oct-30	18,146.73	2,177.61	1,270.27	21,594.60
59th Downpayment due on	02-Nov-30	18,146.73	2,177.61	1,270.27	21,594.60
60th Downpayment due on	02-Dec-30	18,146.50	2,177.44	1,270.32	21,594.85

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Jul-30				
DUE AND PAYABLE ON	02-Jan-31	8,710,428.58	1,045,251.43	609,730.00	P 10,365,410.01
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: , or buyer's eligibility, whichever comes later.

- 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(i) 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.