

Option 1: With 10% Downpayment

10%SDP-10%DP60MOS-80%BANK FINANCING (NON-EMI)						1ST COMPUTATION
AVIDA LAND CORP. PATIO MADRIGAL SAMPLE COMPUTATION SHEET						
TOWER T1	FLOOR 11	UNIT 34	FLOOR AREA 48.70	Model 1 BR w/ balcony NON-RFO	-	
SELLING PRICE						P 18,205,000.00
Less: VAT(if applicable)						1,950,535.71
25% Discount on TSP						4,063,616.07
SELLING PRICE AFTER DISCOUNTS						P 12,190,848.22
Add: VAT(if applicable)						1,462,901.79
Other Charges						953,359.38
TOTAL RECEIVABLE						P 14,607,109.39
DOWNPAYMENT						
Downpayment (20% of Selling Price)						2,438,169.64
VAT(if applicable)						292,580.36
Total Other Charges & Fees						190,671.88
TOTAL REQUIRED DOWNPAYMENT						P 2,921,421.88
Less: Reservation Fee						26-Jul-25 50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						2,871,421.88
Spot Downpayment (10% of Selling Price)						1,169,084.82
VAT(if applicable)						146,290.18
Other Charges						95,335.94
Total Spot DP and Other Charges payable on or before:						14-Aug-25 P 1,410,710.94
Stretched Downpayment (10% of Selling Price)						1,219,084.82
VAT(if applicable)						146,290.18
Other Charges						95,335.94
Total Stretched DP and Other Charges payable in 60 months						P 1,460,710.94
Months Schedule						
		Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on		17-Sep-25	20,318.08	2,438.17	1,588.93	24,345.18
2nd Downpayment due on		17-Oct-25	20,318.08	2,438.17	1,588.93	24,345.18
3rd Downpayment due on		17-Nov-25	20,318.08	2,438.17	1,588.93	24,345.18
4th Downpayment due on		17-Dec-25	20,318.08	2,438.17	1,588.93	24,345.18
5th Downpayment due on		17-Jan-26	20,318.08	2,438.17	1,588.93	24,345.18
6th Downpayment due on		17-Feb-26	20,318.08	2,438.17	1,588.93	24,345.18
7th Downpayment due on		17-Mar-26	20,318.08	2,438.17	1,588.93	24,345.18
8th Downpayment due on		17-Apr-26	20,318.08	2,438.17	1,588.93	24,345.18
9th Downpayment due on		17-May-26	20,318.08	2,438.17	1,588.93	24,345.18
10th Downpayment due on		17-Jun-26	20,318.08	2,438.17	1,588.93	24,345.18
11st Downpayment due on		17-Jul-26	20,318.08	2,438.17	1,588.93	24,345.18
12nd Downpayment due on		17-Aug-26	20,318.08	2,438.17	1,588.93	24,345.18
13rd Downpayment due on		17-Sep-26	20,318.08	2,438.17	1,588.93	24,345.18
14th Downpayment due on		17-Oct-26	20,318.08	2,438.17	1,588.93	24,345.18
15th Downpayment due on		17-Nov-26	20,318.08	2,438.17	1,588.93	24,345.18
16th Downpayment due on		17-Dec-26	20,318.08	2,438.17	1,588.93	24,345.18
17th Downpayment due on		17-Jan-27	20,318.08	2,438.17	1,588.93	24,345.18
18th Downpayment due on		17-Feb-27	20,318.08	2,438.17	1,588.93	24,345.18
19th Downpayment due on		17-Mar-27	20,318.08	2,438.17	1,588.93	24,345.18
20th Downpayment due on		17-Apr-27	20,318.08	2,438.17	1,588.93	24,345.18
21st Downpayment due on		17-May-27	20,318.08	2,438.17	1,588.93	24,345.18
22nd Downpayment due on		17-Jun-27	20,318.08	2,438.17	1,588.93	24,345.18
23rd Downpayment due on		17-Jul-27	20,318.08	2,438.17	1,588.93	24,345.18
24th Downpayment due on		17-Aug-27	20,318.08	2,438.17	1,588.93	24,345.18
25th Downpayment due on		17-Sep-27	20,318.08	2,438.17	1,588.93	24,345.18
26th Downpayment due on		17-Oct-27	20,318.08	2,438.17	1,588.93	24,345.18
27th Downpayment due on		17-Nov-27	20,318.08	2,438.17	1,588.93	24,345.18
28th Downpayment due on		17-Dec-27	20,318.08	2,438.17	1,588.93	24,345.18
29th Downpayment due on		17-Jan-28	20,318.08	2,438.17	1,588.93	24,345.18
30th Downpayment due on		17-Feb-28	20,318.08	2,438.17	1,588.93	24,345.18
31st Downpayment due on		17-Mar-28	20,318.08	2,438.17	1,588.93	24,345.18
32nd Downpayment due on		17-Apr-28	20,318.08	2,438.17	1,588.93	24,345.18
33rd Downpayment due on		17-May-28	20,318.08	2,438.17	1,588.93	24,345.18
34th Downpayment due on		17-Jun-28	20,318.08	2,438.17	1,588.93	24,345.18
35th Downpayment due on		17-Jul-28	20,318.08	2,438.17	1,588.93	24,345.18
36th Downpayment due on		17-Aug-28	20,318.08	2,438.17	1,588.93	24,345.18
37th Downpayment due on		17-Sep-28	20,318.08	2,438.17	1,588.93	24,345.18
38th Downpayment due on		17-Oct-28	20,318.08	2,438.17	1,588.93	24,345.18
39th Downpayment due on		17-Nov-28	20,318.08	2,438.17	1,588.93	24,345.18
40th Downpayment due on		17-Dec-28	20,318.08	2,438.17	1,588.93	24,345.18
41st Downpayment due on		17-Jan-29	20,318.08	2,438.17	1,588.93	24,345.18
42nd Downpayment due on		17-Feb-29	20,318.08	2,438.17	1,588.93	24,345.18
43rd Downpayment due on		17-Mar-29	20,318.08	2,438.17	1,588.93	24,345.18
44th Downpayment due on		17-Apr-29	20,318.08	2,438.17	1,588.93	24,345.18
45th Downpayment due on		17-May-29	20,318.08	2,438.17	1,588.93	24,345.18
46th Downpayment due on		17-Jun-29	20,318.08	2,438.17	1,588.93	24,345.18
47th Downpayment due on		17-Jul-29	20,318.08	2,438.17	1,588.93	24,345.18
48th Downpayment due on		17-Aug-29	20,318.08	2,438.17	1,588.93	24,345.18
49th Downpayment due on		17-Sep-29	20,318.08	2,438.17	1,588.93	24,345.18
50th Downpayment due on		17-Oct-29	20,318.08	2,438.17	1,588.93	24,345.18
51st Downpayment due on		17-Nov-29	20,318.08	2,438.17	1,588.93	24,345.18
52nd Downpayment due on		17-Dec-29	20,318.08	2,438.17	1,588.93	24,345.18
53rd Downpayment due on		17-Jan-30	20,318.08	2,438.17	1,588.93	24,345.18
54th Downpayment due on		17-Feb-30	20,318.08	2,438.17	1,588.93	24,345.18
55th Downpayment due on		17-Mar-30	20,318.08	2,438.17	1,588.93	24,345.18
56th Downpayment due on		17-Apr-30	20,318.08	2,438.17	1,588.93	24,345.18
57th Downpayment due on		17-May-30	20,318.08	2,438.17	1,588.93	24,345.18
58th Downpayment due on		17-Jun-30	20,318.08	2,438.17	1,588.93	24,345.18
59th Downpayment due on		17-Jul-30	20,318.08	2,438.17	1,588.93	24,345.18
60th Downpayment due on		17-Aug-30	20,318.10	2,438.15	1,589.07	24,345.32
PAYMENT SCHEDULE: BALANCE						
Bank Guarantee must be submitted on or before			17-Mar-30			
DUE AND PAYABLE ON			17-Sep-30	9,752,678.58	1,170,321.43	762,687.50 P 11,685,687.51
(Loanable from a Financing Institution)						
NOTE:						
*Estimated Start of turnover: Jan-28, or buyer's eligibility, whichever comes later.						
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(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.						

Option 2: Stretch Downpayment

20%DP60MOS-80%BANK FINANCING (NON-EMI)				1ST COMPUTATION	
AVIDA LAND CORP. PATIO MADRIGAL SAMPLE COMPUTATION SHEET					
TOWER T1	FLOOR 11	UNIT 34	FLOOR AREA 48.70	Model 1 BR w/ balcony NON-RFO	-
SELLING PRICE					P 18,205,000.00
Less: VAT(if applicable)					1,950,535.71
15% Discount on TSP					2,438,169.64
SELLING PRICE AFTER DISCOUNTS					P 13,816,294.65
Add: VAT(if applicable)					1,657,955.36
Other Charges					1,067,140.63
TOTAL RECEIVABLE					P 16,541,390.64
DOWNPAYMENT					
Downpayment (20% of Selling Price)					2,763,258.93
VAT(if applicable)					331,591.07
Total Other Charges & Fees					213,428.13
TOTAL REQUIRED DOWNPAYMENT					P 3,308,278.13
Less: Reservation Fee					26-Jul-25 50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					3,258,278.13
Stretched Downpayment (20% of Selling Price)					2,713,258.93
VAT(if applicable)					331,591.07
Other Charges					213,428.13
Total Stretched DP and Other Charges payable in 60 months					P 3,258,278.13
Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	14-Aug-25	39,953.12	10,794.38	3,557.14	54,304.64
2nd Downpayment due on	17-Sep-25	45,310.27	5,437.23	3,557.14	54,304.64
3rd Downpayment due on	17-Oct-25	45,310.27	5,437.23	3,557.14	54,304.64
4th Downpayment due on	17-Nov-25	45,310.27	5,437.23	3,557.14	54,304.64
5th Downpayment due on	17-Dec-25	45,310.27	5,437.23	3,557.14	54,304.64
6th Downpayment due on	17-Jan-26	45,310.27	5,437.23	3,557.14	54,304.64
7th Downpayment due on	17-Feb-26	45,310.27	5,437.23	3,557.14	54,304.64
8th Downpayment due on	17-Mar-26	45,310.27	5,437.23	3,557.14	54,304.64
9th Downpayment due on	17-Apr-26	45,310.27	5,437.23	3,557.14	54,304.64
10th Downpayment due on	17-May-26	45,310.27	5,437.23	3,557.14	54,304.64
11st Downpayment due on	17-Jun-26	45,310.27	5,437.23	3,557.14	54,304.64
12nd Downpayment due on	17-Jul-26	45,310.27	5,437.23	3,557.14	54,304.64
13rd Downpayment due on	17-Aug-26	45,310.27	5,437.23	3,557.14	54,304.64
14th Downpayment due on	17-Sep-26	45,310.27	5,437.23	3,557.14	54,304.64
15th Downpayment due on	17-Oct-26	45,310.27	5,437.23	3,557.14	54,304.64
16th Downpayment due on	17-Nov-26	45,310.27	5,437.23	3,557.14	54,304.64
17th Downpayment due on	17-Dec-26	45,310.27	5,437.23	3,557.14	54,304.64
18th Downpayment due on	17-Jan-27	45,310.27	5,437.23	3,557.14	54,304.64
19th Downpayment due on	17-Feb-27	45,310.27	5,437.23	3,557.14	54,304.64
20th Downpayment due on	17-Mar-27	45,310.27	5,437.23	3,557.14	54,304.64
21st Downpayment due on	17-Apr-27	45,310.27	5,437.23	3,557.14	54,304.64
22nd Downpayment due on	17-May-27	45,310.27	5,437.23	3,557.14	54,304.64
23rd Downpayment due on	17-Jun-27	45,310.27	5,437.23	3,557.14	54,304.64
24th Downpayment due on	17-Jul-27	45,310.27	5,437.23	3,557.14	54,304.64
25th Downpayment due on	17-Aug-27	45,310.27	5,437.23	3,557.14	54,304.64
26th Downpayment due on	17-Sep-27	45,310.27	5,437.23	3,557.14	54,304.64
27th Downpayment due on	17-Oct-27	45,310.27	5,437.23	3,557.14	54,304.64
28th Downpayment due on	17-Nov-27	45,310.27	5,437.23	3,557.14	54,304.64
29th Downpayment due on	17-Dec-27	45,310.27	5,437.23	3,557.14	54,304.64
30th Downpayment due on	17-Jan-28	45,310.27	5,437.23	3,557.14	54,304.64
31st Downpayment due on	17-Feb-28	45,310.27	5,437.23	3,557.14	54,304.64
32nd Downpayment due on	17-Mar-28	45,310.27	5,437.23	3,557.14	54,304.64
33rd Downpayment due on	17-Apr-28	45,310.27	5,437.23	3,557.14	54,304.64
34th Downpayment due on	17-May-28	45,310.27	5,437.23	3,557.14	54,304.64
35th Downpayment due on	17-Jun-28	45,310.27	5,437.23	3,557.14	54,304.64
36th Downpayment due on	17-Jul-28	45,310.27	5,437.23	3,557.14	54,304.64
37th Downpayment due on	17-Aug-28	45,310.27	5,437.23	3,557.14	54,304.64
38th Downpayment due on	17-Sep-28	45,310.27	5,437.23	3,557.14	54,304.64
39th Downpayment due on	17-Oct-28	45,310.27	5,437.23	3,557.14	54,304.64
40th Downpayment due on	17-Nov-28	45,310.27	5,437.23	3,557.14	54,304.64
41st Downpayment due on	17-Dec-28	45,310.27	5,437.23	3,557.14	54,304.64
42nd Downpayment due on	17-Jan-29	45,310.27	5,437.23	3,557.14	54,304.64
43rd Downpayment due on	17-Feb-29	45,310.27	5,437.23	3,557.14	54,304.64
44th Downpayment due on	17-Mar-29	45,310.27	5,437.23	3,557.14	54,304.64
45th Downpayment due on	17-Apr-29	45,310.27	5,437.23	3,557.14	54,304.64
46th Downpayment due on	17-May-29	45,310.27	5,437.23	3,557.14	54,304.64
47th Downpayment due on	17-Jun-29	45,310.27	5,437.23	3,557.14	54,304.64
48th Downpayment due on	17-Jul-29	45,310.27	5,437.23	3,557.14	54,304.64
49th Downpayment due on	17-Aug-29	45,310.27	5,437.23	3,557.14	54,304.64
50th Downpayment due on	17-Sep-29	45,310.27	5,437.23	3,557.14	54,304.64
51st Downpayment due on	17-Oct-29	45,310.27	5,437.23	3,557.14	54,304.64
52nd Downpayment due on	17-Nov-29	45,310.27	5,437.23	3,557.14	54,304.64
53rd Downpayment due on	17-Dec-29	45,310.27	5,437.23	3,557.14	54,304.64
54th Downpayment due on	17-Jan-30	45,310.27	5,437.23	3,557.14	54,304.64
55th Downpayment due on	17-Feb-30	45,310.27	5,437.23	3,557.14	54,304.64
56th Downpayment due on	17-Mar-30	45,310.27	5,437.23	3,557.14	54,304.64
57th Downpayment due on	17-Apr-30	45,310.27	5,437.23	3,557.14	54,304.64
58th Downpayment due on	17-May-30	45,310.27	5,437.23	3,557.14	54,304.64
59th Downpayment due on	17-Jun-30	45,310.27	5,437.23	3,557.14	54,304.64
60th Downpayment due on	17-Jul-30	45,310.15	5,437.35	3,556.87	54,304.37
PAYMENT SCHEDULE: BALANCE					
Bank Guarantee must be submitted on or before		17-Feb-30			
DUE AND PAYABLE ON		17-Aug-30	11,053,035.72	1,326,364.29	853,712.50
(Loanable from a Financing Institution)					P 13,233,112.51
NOTE:					
*Estimated Start of turnover: Jan-28 , or buyer's eligibility, whichever comes later.					
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(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.					