

AMAIA LAND CORP.
AMAIA SCAPES GENERAL TRIAS
SAMPLE COMPUTATION SHEET

SECTOR 6	BLK 100	LOT 16	LOT AREA 105 sqm	FLOOR AREA 60 sqm	SINGLE HOME 60	Model NON-RFO	-
SELLING PRICE							P 5,200,000.00
Other Charges							340,321.43
TOTAL RECEIVABLE							P 5,540,321.43
DOWNPAYMENT							
Downpayment (20% of Selling Price)							928,571.43
VAT(if applicable)							111,428.57
Total Other Charges & Fees							68,064.29
TOTAL REQUIRED DOWNPAYMENT							P 1,108,064.29
Less:	Reservation Fee				07-Jul-25		25,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES							1,083,064.29
Stretched Downpayment (20% of Selling Price)							903,571.43
VAT(if applicable)							111,428.57
Other Charges							68,064.29
Total Stretched DP and Other Charges payable in 24 months							P 1,083,064.29

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	26-Jul-25	35,081.85	7,209.82	2,836.01	45,127.68
2nd Downpayment due on	02-Sep-25	37,760.42	4,531.25	2,836.01	45,127.68
3rd Downpayment due on	02-Oct-25	37,760.42	4,531.25	2,836.01	45,127.68
4th Downpayment due on	02-Nov-25	37,760.42	4,531.25	2,836.01	45,127.68
5th Downpayment due on	02-Dec-25	37,760.42	4,531.25	2,836.01	45,127.68
6th Downpayment due on	02-Jan-26	37,760.42	4,531.25	2,836.01	45,127.68
7th Downpayment due on	02-Feb-26	37,760.42	4,531.25	2,836.01	45,127.68
8th Downpayment due on	02-Mar-26	37,760.42	4,531.25	2,836.01	45,127.68
9th Downpayment due on	02-Apr-26	37,760.42	4,531.25	2,836.01	45,127.68
10th Downpayment due on	02-May-26	37,760.42	4,531.25	2,836.01	45,127.68
11st Downpayment due on	02-Jun-26	37,760.42	4,531.25	2,836.01	45,127.68
12nd Downpayment due on	02-Jul-26	37,760.42	4,531.25	2,836.01	45,127.68
13rd Downpayment due on	02-Aug-26	37,760.42	4,531.25	2,836.01	45,127.68
14th Downpayment due on	02-Sep-26	37,760.42	4,531.25	2,836.01	45,127.68
15th Downpayment due on	02-Oct-26	37,760.42	4,531.25	2,836.01	45,127.68
16th Downpayment due on	02-Nov-26	37,760.42	4,531.25	2,836.01	45,127.68
17th Downpayment due on	02-Dec-26	37,760.42	4,531.25	2,836.01	45,127.68
18th Downpayment due on	02-Jan-27	37,760.42	4,531.25	2,836.01	45,127.68
19th Downpayment due on	02-Feb-27	37,760.42	4,531.25	2,836.01	45,127.68
20th Downpayment due on	02-Mar-27	37,760.42	4,531.25	2,836.01	45,127.68
21st Downpayment due on	02-Apr-27	37,760.42	4,531.25	2,836.01	45,127.68
22nd Downpayment due on	02-May-27	37,760.42	4,531.25	2,836.01	45,127.68
23rd Downpayment due on	02-Jun-27	37,760.42	4,531.25	2,836.01	45,127.68
24th Downpayment due on	02-Jul-27	37,760.34	4,531.25	2,836.06	45,127.65

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Feb-27				
DUE AND PAYABLE ON	02-Aug-27	3,714,285.71	445,714.29	272,257.14	P 4,432,257.14
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: Sep-27, or buyer's eligibility, whichever comes later.

- In the event of an increase in Other Charges, AMAIA 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 AMAIA LAND CORP.

Prepared By:

ROCHELLE SUAREZ +639067789955

Signature Over Printed Name
SALES REPRESENTATIVE

Conforme:

SIR DOMINGO VALDEZ JR.

Signature Over Printed Name
Purchaser

AMAIA LAND CORP.
AMAIA SCAPES GENERAL TRIAS
SAMPLE COMPUTATION SHEET

SECTOR	BLK	LOT	LOT AREA	FLOOR AREA	Model	
6	100	16	105 sqm	60 sqm	SINGLE HOME 60	-
NON-RFO						
SELLING PRICE						P 5,200,000.00
Less: VAT(if applicable)						557,142.86
10% Discount on TSP						464,285.71
SELLING PRICE AFTER DISCOUNTS						P 4,178,571.43
Add: VAT(if applicable)						501,428.57
Other Charges						313,392.86
TOTAL RECEIVABLE						P 4,993,392.86
DOWNPAYMENT						
Downpayment (20% of Selling Price)						835,714.29
VAT(if applicable)						100,285.71
Total Other Charges & Fees						62,678.57
TOTAL REQUIRED DOWNPAYMENT						P 998,678.57
Less: Reservation Fee						25,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						973,678.57
Spot Downpayment (10% of Selling Price)						392,857.14
VAT(if applicable)						50,142.86
Other Charges						31,339.29
Total Spot DP and Other Charges payable on or before:						P 474,339.29
Stretched Downpayment (10% of Selling Price)						417,857.15
VAT(if applicable)						50,142.85
Other Charges						31,339.28
Total Stretched DP and Other Charges payable in 24 months						P 499,339.28

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Sep-25	17,410.71	2,089.29	1,305.80	20,805.80
2nd Downpayment due on	02-Oct-25	17,410.71	2,089.29	1,305.80	20,805.80
3rd Downpayment due on	02-Nov-25	17,410.71	2,089.29	1,305.80	20,805.80
4th Downpayment due on	02-Dec-25	17,410.71	2,089.29	1,305.80	20,805.80
5th Downpayment due on	02-Jan-26	17,410.71	2,089.29	1,305.80	20,805.80
6th Downpayment due on	02-Feb-26	17,410.71	2,089.29	1,305.80	20,805.80
7th Downpayment due on	02-Mar-26	17,410.71	2,089.29	1,305.80	20,805.80
8th Downpayment due on	02-Apr-26	17,410.71	2,089.29	1,305.80	20,805.80
9th Downpayment due on	02-May-26	17,410.71	2,089.29	1,305.80	20,805.80
10th Downpayment due on	02-Jun-26	17,410.71	2,089.29	1,305.80	20,805.80
11st Downpayment due on	02-Jul-26	17,410.71	2,089.29	1,305.80	20,805.80
12nd Downpayment due on	02-Aug-26	17,410.71	2,089.29	1,305.80	20,805.80
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20th Downpayment due on	02-Apr-27	17,410.71	2,089.29	1,305.80	20,805.80
21st Downpayment due on	02-May-27	17,410.71	2,089.29	1,305.80	20,805.80
22nd Downpayment due on	02-Jun-27	17,410.71	2,089.29	1,305.80	20,805.80
23rd Downpayment due on	02-Jul-27	17,410.71	2,089.29	1,305.80	20,805.80
24th Downpayment due on	02-Aug-27	17,410.82	2,089.18	1,305.88	20,805.88

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Mar-27				
DUE AND PAYABLE ON	02-Sep-27	3,342,857.14	401,142.86	250,714.29	P 3,994,714.29
(Loanable from a Financing Institution)					

NOTE:

*Estimated Start of turnover: Oct-27, or buyer's eligibility, whichever comes later.

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