

## RESTRUCTURING OF ACCOUNTS

1. Restructuring from in house rate to bank rate
  - \* Approved accounts for bank financing
2. Overdue Accounts
  - \* With request for restructuring but need to submit requirements for credit and assesement and approval.
3. DFC Accounts to Regular accounts
  - \* With request to restrucre account from DFC to Regular accounts
4. Retention Accounts
  - \* From retention account to regular account with 12% interest rate
5. Revert back from interim rate to regular rate

## APPLICATION VOUCHER

1. Relocation
  - \* From No TCT to with TCT
  - \* All principal payment will be transferred to new location
2. Application of Payment/Transfer Payment
  - \* If client have 2 lots and decided to apply payment to other lot
3. Additional Cost
4. Change model house

Restructuring from inhouse to interim rate

ASIAN LAND STRATEGIES CORPORATION  
OVERDUE AMOUNT and LAST PAYMENT RECORDS

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PAGE 1 OF 1

Contract No. : 124-023-13-300  
 Buyer's Name1: SPOUSES JOEL LEGASPI. PULIDO  
 Buyer's Name2: LEJJIE ANN CARDENAS. PULIDO  
 Home Address : 0506 PUROK 3 BACOOD TIAONG, Guiguinto, Bulacan 3015  
 Project Site : GRAND ROYALE 8-A 023 - 13  
 Price=LA\*SQM : 1,525,500.00 = 113.0 \* 13,500.00  
 Total C.Price: 4,465,500.00 Less : 0.00 Discount Price=PA\*SQM : 2,940,000.00 = 81.0 \* 36,296.30 House Model : NWF  
 Net T.C.Price: 5,001,360.00 (With Vat) 20.0 % D/PAmt: 970,272.00 - 24 mos. Balance: 4,001,088.00  
 Rate: 16.0 % : 0.01986206 Terms : 84 months to pay Monthly Amort: 79,470.00 Commencing on: Oct 01, 2024

DUE DATE	PAY DATE	OR No.	PERIOD	AMOUNT PAID	REBATE	SURCHARGE	INTEREST	PRINCIPAL	BALANCE	REMARKS
06/01/2023	05/12/2023	442686	PD - 9	40,421.07	0.00	0.00	0.00	40,421.07	4,607,508.00	
07/01/2023	05/12/2023	442686	PD - 10	40,428.00	0.00	0.00	0.00	40,428.00	4,567,080.00	
08/01/2023	05/12/2023	442686	PD - 11	40,428.00	0.00	0.00	0.00	40,428.00	4,526,652.00	
09/01/2023	05/12/2023	442686	PD - 12	40,428.00	0.00	0.00	0.00	40,428.00	4,486,224.00	
10/01/2023	05/12/2023	442686	PD - 13	40,428.00	0.00	0.00	0.00	40,428.00	4,445,796.00	
11/01/2023	05/12/2023	442686	PD - 14	40,428.00	0.00	0.00	0.00	40,428.00	4,405,368.00	
12/01/2023	05/12/2023	442686	PD - 15	40,428.00	0.00	0.00	0.00	40,428.00	4,364,940.00	
01/01/2024	05/12/2023	442686	PD - 16	40,428.00	0.00	0.00	0.00	40,428.00	4,324,512.00	
02/01/2024	05/12/2023	442686	PD - 17	40,428.00	0.00	0.00	0.00	40,428.00	4,284,084.00	
03/01/2024	05/12/2023	442686	PD - 18	40,428.00	0.00	0.00	0.00	40,428.00	4,243,656.00	
04/01/2024	05/12/2023	442686	PD - 19	40,428.00	0.00	0.00	0.00	40,428.00	4,203,228.00	
05/01/2024	05/12/2023	442686	PD - 20	40,428.00	0.00	0.00	0.00	40,428.00	4,162,800.00	
06/01/2024	05/12/2023	442686	PD - 21	40,428.00	0.00	0.00	0.00	40,428.00	4,122,372.00	
07/01/2024	05/12/2023	442686	PD - 22	40,428.00	0.00	0.00	0.00	40,428.00	4,081,944.00	
08/01/2024	05/12/2023	442686	PD - 23	40,428.00	0.00	0.00	0.00	40,428.00	4,041,516.00	
09/01/2024	05/12/2023	442686	PD	40,428.00	0.00	0.00	0.00	40,428.00	4,001,088.00	
10/01/2024	05/15/2023		MA - 1	79,470.00	0.00	0.00	53,347.84	26,122.16	3,974,965.84	

Bal - 4,001,088

Trans @ 9.75% 0.01307702

52,323.00

starting Oct. 1, 2024

Robinson's Bank

SUMMARY OF AMOUNT DUE:=====

OVERDUE AMOUNT	BASIC AMOUNT	SURCHARGES	BASIC INTEREST	BASIC PRINCIPAL	O/S BALANCE	PRINCIPAL PAYMT.	AGENT
79,470.00	79,470.00	0.00	53,347.84	26,122.16	4,001,088.00	1,000,272.00	M. Ordinario
Prepared By:		Noted By:		Approved By:		VP/DIRECTOR OF SALES	
BILLING CLERK		HEAD - BILLING/COLLECTION		VP - FINANCE / PRESIDENT			



# Restructuring of overdue account

## ASIAN LAND STRATEGIES CORPORATION OVERDUE AMOUNT and LAST PAYMENT RECORDS

\*\* REGULAR \*\*

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Account No. : 130-068-09-303

Buyer's Name1: JAN VINCENT E. DE LEON

Buyer's Name2: AMELIA E. DE LEON

Home Address : Block 68 Lot 9 Phase 7A, Grand Royale Subd., Bulihan, Malolos City, Bulacan 3000

Project Site : GRAND ROYALE 7-A 068 - 09

Price=LA\*SQM : 765,600.00 = 132.0 \* 5,800.00

Total C.Price: 3,176,440.00 Less : 7.0 % Discount

Price=FA\*SQM : 2,410,840.00 = 72.0 \* 33,483.89 House Model : QIS

Net T.C.Price: 3,122,848.00

20.0 % D/PAm: 594,569.60 - 24 mos. Balance: 2,498,278.40

Rate: 19.0 % : 0.01682876 Terms : 180 months to pay

Monthly Amort: 42,043.00

Commencing on: Nov 15, 2016

DUE DATE	PAY DATE	OR No.	PERIOD	AMOUNT PAID	REBATE	SURCHARGE	INTEREST	PRINCIPAL	BALANCE	REMARKS
04/15/2021	11/19/2021	416625	MA - 51	46,172.70	0.00	7,426.38	33,046.89	5,699.43	2,289,683.69	
05/15/2021	11/19/2021	416625	MA - 52	55,216.47	0.00	13,173.47	36,253.33	5,789.67	2,283,894.02	
06/15/2021	11/19/2021	416625	MA - 53	53,044.25	0.00	11,001.25	36,161.66	5,881.34	2,278,012.68	
07/15/2021	11/19/2021	416625	MA - 54	39,347.58	0.00	8,899.10	30,448.48	0.00	2,278,012.68	
07/15/2021	06/02/2023		MA - 54	22,416.07	0.00	10,821.55	5,620.05	5,974.47	2,272,038.21	
08/15/2021	06/02/2023		MA - 55	88,010.01	0.00	45,967.01	35,973.94	6,069.06	2,265,969.15	
09/15/2021	06/02/2023		MA - 56	85,837.79	0.00	43,794.79	35,877.84	6,165.16	2,259,803.99	
10/15/2021	06/02/2023		MA - 57	83,735.64	0.00	41,692.64	35,780.23	6,262.77	2,253,541.22	
11/15/2021	06/02/2023		MA - 58	81,563.42	0.00	39,520.42	35,681.07	6,361.93	2,247,179.29	
12/15/2021	06/02/2023		MA - 59	79,461.27	0.00	37,418.27	35,580.34	6,462.66	2,240,716.63	
01/15/2022	06/02/2023		MA - 60	77,289.05	0.00	35,246.05	35,478.01	6,564.99	2,234,151.64	
02/15/2022	06/02/2023		MA - 61	75,116.83	0.00	33,073.83	35,374.07	6,668.93	2,227,482.71	
03/15/2022	06/02/2023		MA - 62	73,154.82	0.00	31,111.82	35,268.48	6,774.52	2,220,708.19	
04/15/2022	06/02/2023		MA - 63	70,982.60	0.00	28,939.60	35,161.21	6,881.79	2,213,826.40	
05/15/2022	06/02/2023		MA - 64	68,880.45	0.00	26,837.45	35,052.25	6,990.75	2,206,835.65	
06/15/2022	06/02/2023		MA - 65	66,708.23	0.00	24,665.23	34,941.56	7,101.44	2,199,734.21	
07/15/2022	06/02/2023		MA - 66	64,606.08	0.00	22,563.08	34,829.12	7,213.88	2,192,520.33	
08/15/2022	06/02/2023		MA - 67	62,433.85	0.00	20,390.85	34,714.91	7,328.09	2,185,192.24	
09/15/2022	06/02/2023		MA - 68	60,261.63	0.00	18,218.63	34,598.88	7,444.12	2,177,748.12	
10/15/2022	06/02/2023		MA - 69	58,159.48	0.00	16,116.48	34,481.01	7,561.99	2,170,186.13	
11/15/2022	06/02/2023		MA - 70	55,987.26	0.00	13,944.26	34,361.28	7,681.72	2,162,504.41	
12/15/2022	06/02/2023		MA - 71	53,885.11	0.00	11,842.11	34,239.65	7,803.35	2,154,701.06	
01/15/2023	06/02/2023		MA - 72	51,712.89	0.00	9,669.89	34,116.10	7,926.90	2,146,774.16	
02/15/2023	06/02/2023		MA - 73	49,540.67	0.00	7,497.67	33,990.59	8,052.41	2,138,721.75	
03/15/2023	06/02/2023		MA - 74	47,578.66	0.00	5,535.66	33,863.09	8,179.91	2,130,541.84	
04/15/2023	06/02/2023		MA - 75	45,406.44	0.00	3,363.44	33,733.58	8,309.42	2,122,232.42	
05/15/2023	06/02/2023		MA - 76	43,304.29	0.00	1,261.29	33,602.01	8,440.99	2,113,791.43	

OS Balance

2, 278, 012.68

Basic Interest

772, 319.27

Surcharges

529, 492.02

104 mos @ 19%

3, 579, 823.98

0.01967345

70, 428

starting June 15, 2023

SUMMARY OF AMOUNT DUE:=====

OVERDUE AMOUNT	BASIC AMOUNT	SURCHARGES	BASIC INTEREST	BASIC PRINCIPAL	O/S BALANCE	PRINCIPAL PAYMT.	AGENT
1,466,032.54	936,540.52	529,492.02	772,319.27	164,221.25	2,278,012.68	844,835.32	M. Alcantara

Prepared By:

Noted By:

Approved By:

ACHIEVERS

BILLING CLERK

HEAD - BILLING/COLLECTION

VP - FINANCE / PRESIDENT



DFC to Regular Acct

ASIAN LAND STRATEGIES CORPORATION  
OVERDUE AMOUNT and LAST PAYMENT RECORDS

\*\* REGULAR \*\*

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Account No. : 162-002-02-304

Buyer's Name1: CONSOLACION DELA CRUZ. CONCEPCION

Buyer's Name2:

Home Address : DREAMCREST HOMES SUBD. PHASE 5D BLK. 2 LOT 2 BRGY. LONGOS , Malolos City 3000

Project Site : DREAMCREST HOMES 5-D 002 - 02

Total C.Price: 3,114,000.00

Net T.C.Price: 3,082,860.00

Rate: 0.0 % : 0.0

Terms : 24 months to pay

Price=LA\*SQM : 504,000.00 = 84.0 \* 6,000.00

Price=FA\*SQM : 2,610,000.00 = 67.0 \* 38,955.22 House Model : LWF

20.0 % D/P Amt: 586,572.00

Monthly Amort: 102,762.00

B a l a n c e: 2,466,288.00

Commencing on: Feb 27, 2022

DUE DATE	PAY DATE	OR No.	PERIOD	AMOUNT PAID	REBATE	SURCHARGE	INTEREST	PRINCIPAL	BALANCE	REMARKS
03/27/2023	07/14/2022	425853	DFC - 14	24,858.00	0.00	0.00	0.00	24,858.00	1,027,620.00	
04/27/2023	07/14/2022	425853	DFC - 15	75,142.00	0.00	0.00	0.00	75,142.00	952,478.00	
04/27/2023	06/05/2023		DFC - 15	29,415.30	0.00	1,795.30	0.00	27,620.00	924,858.00	
05/27/2023	06/05/2023		DFC - 16	104,303.43	0.00	1,541.43	0.00	102,762.00	822,096.00	

O/S balance 952,478.00

Surcharge 3,336.73

955,814.73

12 mos @ 17%.

0.09120475

87,174.

as of 6/5/2023

SUMMARY OF AMOUNT DUE:=====

OVERDUE AMOUNT	BASIC AMOUNT	SURCHARGES	BASIC INTEREST	BASIC PRINCIPAL	O/S BALANCE	PRINCIPAL PAYMT.	AGENT
133,718.73	130,382.00	3,336.73	0.00	130,382.00	952,478.00	2,130,382.00	

Prepared By:

Noted By:

Approved By:

BILLING CLERK

HEAD - BILLING/COLLECTION

VP - FINANCE / PRESIDENT



## Restructuring of Retention Account

ASIAN LAND STRATEGIES CORPORATION  
OVERDUE AMOUNT and LAST PAYMENT RECORDS

\*\* REGULAR - RETENTION \*\*

PAGE 1 OF 1

Account No. : 161-015-06-101

Buyer's Name1: ELIZABELLE GRACE M. DIMAPILIS

Buyer's Name2:

Home Address : BLK. 15 LOT 6 PHASE 1A CASA BUENA DE PULILAN, CUTCOT, Pulilan, Bulacan 3005

Project Site : CASABUENA DE PULILAN 1-A 015 - 06

Price=LA\*SQM : 475,200.00 = 108.0 \* 4,400.00

Total C.Price: 475,200.00 Less : 7.0 % Discount

Price=FA\*SQM :

Net T.C.Price: 441,936.00

20.0 % D/Pamt: 18,860.47 - 5 mos. Balance: 353,548.80

Rate: 16.0 % : 0.02431806 Terms : 60 months to pay

Monthly Amort: 8,598.00

Commencing on: Dec 06, 2009

DUE DATE	PAY DATE	OR No.	PERIOD	AMOUNT PAID	REBATE	SURCHARGE	INTEREST	PRINCIPAL	BALANCE	REMARKS
12/06/2009	12/22/2009	690940	MA - 1	8,598.00	0.00	0.00	4,703.03	3,894.97	348,832.57	
12/06/2009	12/22/2009	690940	C PRIN	297,662.32	0.00	0.00	0.00	297,662.32	51,170.25	
12/06/2009	12/22/2009	*****	DISCOUNT	6,976.65	0.00	0.00	0.00	6,976.65	44,193.60	
01/06/2010	06/02/2023		RETENTION	44,193.60	0.00	0.00	0.00	44,193.60	0.00	

44,193.60  
12% @ 12 mos 0.08884879  
3,927 /mo starting 6/15/2023

## SUMMARY OF AMOUNT DUE:=====

OVERDUE AMOUNT	BASIC AMOUNT	SURCHARGES	BASIC INTEREST	BASIC PRINCIPAL	O/S BALANCE	PRINCIPAL PAYMT.	AGENT
44,193.60	44,193.60	0.00	0.00	44,193.60	44,193.60	397,742.40	T. Juan

Prepared By:

Noted By:

Approved By:

GRANDSLAM

BILLING CLERK

HEAD - BILLING/COLLECTION

VP - FINANCE / PRESIDENT

From interim rate to in house financing rate

ASIAN LAND STRATEGIES CORPORATION  
OVERDUE AMOUNT and LAST PAYMENT RECORDS

\*\* THRU LOAN \*\*

Account No. : 170-016-02-200  
 Buyer's Name1: ELSA P. INES  
 Home Address : 1405-5TH AVENUE DELANO CA 93215 U.S.A.  
 Project Site : CASABUENA DE PULILAN 2B 016 - 02 House Only Price=LA\*SQM : 0.00 = 0.0 \* 0.00  
 Total C.Price: 3,687,520.00 Less : 0.00 Discount Price=FA\*SQM : 3,687,520.00 = 134.0 \* 27,518.81 House Model : CAM  
 Net T.C.Price: 3,687,520.00 20.0 % D/PAmt: 0.00 - 30 mos. Balance: 2,763,000.00  
 Rate: 6.25 % : 0.01122801 Terms : 120 months to pay Monthly Amort: 31,023.00  
 Commencing on: Dec 10, 2021

DUE DATE	PAY DATE	OR No.	PERIOD	AMOUNT PAID	REBATE	SURCHARGE	INTEREST	PRINCIPAL	BALANCE	REMARKS
05/10/2023	05/17/2023	442852	MA - 18	31,384.94	0.00	361.94	12,854.91	18,168.09	2,449,974.50	
06/10/2023	05/25/2023		MA - 19	31,023.00	0.00	0.00	12,760.28	18,262.72	2,431,711.78	

12.6  
 - 18  
 102 mos. @ 17% = 45,558  
 (0.01559509)  
 680.23

✂ informet accpt. Richard.  
 \* clients were also advised.  
 & able to talken thru  
 to mess. agreed to pay  
 thru I in house (17%),  
 5-25-23 10:00 AM  
 To: MRC CMS

SUMMARY OF AMOUNT DUE:=====

OVERDUE AMOUNT	BASIC AMOUNT	SURCHARGES	BASIC INTEREST	BASIC PRINCIPAL	O/S BALANCE	PRINCIPAL PAYMT.	AGENT
31,023.00	31,023.00	0.00	12,760.28	18,262.72	2,449,974.50	1,232,418.38	R. Mariano

Prepared By: \_\_\_\_\_ Noted By: \_\_\_\_\_ Approved By: \_\_\_\_\_  
 BILLING CLERK HEAD - BILLING/COLLECTION VP - FINANCE / PRESIDENT