

TERM SHEET (Annex A)

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN : _____
Address : _____
Contact No. / Email : _____
Address : _____
Date Printed : July 6, 2022

Unit Details

Project : ASC01 - Astra Centre
RO / Unit : T118.027
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T1	1827	18th floor	UNIT 1827 ST - A2 31.69 sqm.	4,319,795.12

4,319,795.12

A. Computations (DP from TCP so 36 months @ 0% interest)

List Price:	4,319,795.12	
	<u>4,319,795.12</u>	<u>4,319,795.12</u>

Additional charges:

Transfer & Registration charges	345,583.61	
Total charges :		<u>345,583.61</u>

TOTAL CONTRACT PRICE : 4,665,378.73

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	

15% Downpayment from TCP, net of reservation fee
spread over 36 months @ 18,900.00 per month **680,400.00**

starting from : _____
up to : _____

Balance shall be paid in CASH / Bank financing
before move-in or upon turnover of the unit whichever is earlier **3,964,978.73**

Monthly Amortization:	
• monthly amortization @ 5.25% fixed rate for 1 years.	339,886.27
• monthly amortization @ 6% fixed rate for 3 years.	120,622.33
• monthly amortization @ 6.5% fixed rate for 5 years.	77,579.36
• monthly amortization @ 7% fixed rate for 10 years.	46,036.77
• monthly amortization @ 9.5% fixed rate for 15 years.	41,403.29

TOTAL PAYMENTS : 4,665,378.73

Notes: V5 T1 | V2 T2 / V2 PARKING | 16/85/36 2022

- Reservation fee is NON-refundable and NON-transferable.
- Pricelist is VAT-inclusive where applicable.
- Prices are SUBJECT to change without prior notice.
- Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this pricelist.
- ALL checks should be made payable to Cebu Landmasters, Inc..
- Pricelist does NOT include move-in charges, applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections, association dues.
- Price EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, MRI, etc.,
- Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
- Promo discount availment if applicable, is subject to DOU terms & conditions.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
<u>Bryan Lubanga</u>	<u>Adorah Y. Ouano</u>	<u>Marie Rose C. Yulo</u>	<u>Jose Franco B. Soberano</u>	<u>Sample Computation</u>
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer