



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 : T121.032
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T1.	2132	21st floor	UNIT 2132 ST - A2 28 sqm.	3,845,931.79

3,845,931.79

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

List Price:	3,845,931.79	
	3,845,931.79	3,845,931.79

Additional charges:

Transfer & Registration charges	307,674.54	
Total charges :		307,674.54

TOTAL CONTRACT PRICE : 4,153,606.33

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	

15% Downpayment from TCP, net of reservation fee
spread over 36 months @ 16,800.00 per month **604,800.00**

starting from : _____
up to : _____

Balance shall be paid in CASH / Bank financing
before move-in or upon turnover of the unit whichever is earlier **3,528,806.33**

Monthly Amortization:	
• monthly amortization @ 5.25% fixed rate for 1 years.	302,496.66
• monthly amortization @ 6% fixed rate for 3 years.	107,353.13
• monthly amortization @ 6.5% fixed rate for 5 years.	69,045.15
• monthly amortization @ 7% fixed rate for 10 years.	40,972.43
• monthly amortization @ 9.5% fixed rate for 15 years.	36,848.67

TOTAL PAYMENTS : 4,153,606.33

Notes: V5 T1 | V2 T2 / V2 PARKING | 15/85/36 2022

- 1 Reservation fee is NON-refundable and NON-transferable.
- 2 Pricelist is VAT-inclusive where applicable.
- 3 Prices are SUBJECT to change without prior notice.
- 4 Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this pricelist.
- 5 ALL checks should be made payable to Cebu Landmasters, Inc..
- 6 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.
- 7 Price EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, MRI, etc..
- 8 Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
- 9 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. Osano</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