



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 : **T124.031**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.	Unit No	Level	Unit description	List Price
T1.	2431	24th floor	UNIT 2431 1BR - A2 40.33 sqm.	5,623,447.37

5,623,447.37

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

List Price: 5,623,447.37
5,623,447.37 5,623,447.37

Additional charges:

Transfer & Registration charges 449,875.79
Total charges : 449,875.79

TOTAL CONTRACT PRICE : 6,073,323.16

B. Payment Terms

Reservation Fee 20,000.00
Reservation Date:

15% Downpayment from TCP, net of reservation fee 892,800.00
spread over 36 months @ 24,800.00 per month

starting from :
up to :

Balance shall be paid in CASH / Bank financing 5,160,523.16
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:
* monthly amortization @ 5.25% fixed rate for 1 years. 442,370.83
* monthly amortization @ 6% fixed rate for 3 years. 156,993.11
* monthly amortization @ 6.5% fixed rate for 5 years. 100,971.56
* monthly amortization @ 7% fixed rate for 10 years. 59,918.05
* monthly amortization @ 9.5% fixed rate for 15 years. 53,887.46

TOTAL PAYMENTS : 6,073,323.16

Notes: V5, T1 | V2, T2 | V2, PARKING | 15/05/36 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: Bryan Lubanga Sales Admin Staff	Checked by: Adorah Y. Ouano Sales Admin Manager	Noted by: Marie Rose C. Yulo VP - Sales	Approved by: Jose Franco B. Soberano COO / EVP	Conforme: Sample Computation Buyer
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