



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 : T127.020
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T1.	2720	27th floor	UNIT 2720 ST - B1 25.01 sqm.	3,539,339.43

3,539,339.43

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

List Price: 3,539,339.43
3,539,339.43 3,539,339.43

Additional charges:

Transfer & Registration charges 283,147.15
Total charges : 283,147.15

TOTAL CONTRACT PRICE : 3,822,486.59

B. Payment Terms

Reservation Fee 20,000.00
Reservation Date: _____

15% Downpayment from TCP, net of reservation fee 554,400.00
spread over 36 months @ 15,400.00 per month

starting from : _____
up to : _____

Balance shall be paid in CASH / Bank financing 3,248,086.59
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:
• monthly amortization @ 5.25% fixed rate for 1 years. 278,432.77
• monthly amortization @ 6% fixed rate for 3 years. 98,813.09
• monthly amortization @ 6.5% fixed rate for 5 years. 63,552.54
• monthly amortization @ 7% fixed rate for 10 years. 37,713.04
• monthly amortization @ 9.5% fixed rate for 15 years. 33,917.32

TOTAL PAYMENTS : 3,822,486.59

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:	Checked by:	Noted by:	Approved by:	Conforme:
<u>Bryan Lubanga</u>	<u>Adorah Y. Quano</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