

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 : T221.001  
 Sales Category : 1-New Sale  
 Adjacent Units : No, Single Unit

Trw.Unit No	Level	Unit description	List Price
T2.2101	21st floor	UNIT 2101   ST - A1   22.64 sqm.	3,131,057.66

3,131,057.66

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

List Price: 3,131,057.66  
3,131,057.66      3,131,057.66

Additional charges:

Transfer & Registration charges 250,484.61  
 Total charges : 250,484.61

**TOTAL CONTRACT PRICE : 3,381,542.28**

B. Payment Terms

Reservation Fee 20,000.00  
 Reservation Date: \_\_\_\_\_

15% Downpayment from TCP, net of reservation fee 489,600.00  
 spread over 36 months @ 13,600.00 per month  
 starting from : \_\_\_\_\_  
 up to : \_\_\_\_\_

Balance shall be paid in CASH / Bank financing 2,871,942.28  
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:  
 • monthly amortization @ 5.25% fixed rate for 1 years. 246,188.90  
 • monthly amortization @ 6% fixed rate for 3 years. 87,370.05  
 • monthly amortization @ 6.5% fixed rate for 5 years. 56,192.85  
 • monthly amortization @ 7% fixed rate for 10 years. 33,345.69  
 • monthly amortization @ 9.5% fixed rate for 15 years. 29,989.53

**TOTAL PAYMENTS : 3,381,542.28**

Notes: V5 T1 | V2 T2 / V2 PARKING | 15/85/36 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: <u>Bryan Lubanga</u>	Checked by: <u>Adorah Y. Duano</u>	Noted by: <u>Marie Rose C. Yulo</u>	Approved by: <u>Jose Franco B. Soberano</u>	Conforme: <u>Sample Computation</u>
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer