

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 : T231.026
 Sales Category : 1-New Sale
 Adjacent Units : No, Single Unit

| Twr. | Unit No | Level | Unit description | List Price |
|------|---------|------------|-------------------------------|--------------|
| T2. | 3126 | 31st floor | UNIT 3126 ST - A2 23 sqm. | 3,322,846.80 |

3,322,846.80

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

| | | |
|-------------|---------------------|---------------------|
| List Price: | 3,322,846.80 | |
| | <u>3,322,846.80</u> | <u>3,322,846.80</u> |

Additional charges:

| | | |
|---------------------------------|------------|-------------------|
| Transfer & Registration charges | 265,827.74 | |
| Total charges : | | <u>265,827.74</u> |

TOTAL CONTRACT PRICE : 3,588,674.54

B. Payment Terms

| | |
|-------------------|-----------|
| Reservation Fee | 20,000.00 |
| Reservation Date: | |

| | |
|--|------------|
| 15% Downpayment from TCP, net of reservation fee | 518,400.00 |
| spread over 36 months @ <u>14,400.00</u> per month | |
| starting from : _____ | |
| up to : _____ | |

| | |
|--|--------------|
| Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier | 3,050,274.54 |
|--|--------------|

| | |
|--|------------|
| Monthly Amortization: | |
| * monthly amortization @ 5.25% fixed rate for 1 years. | 261,475.91 |
| * monthly amortization @ 6% fixed rate for 3 years. | 92,795.26 |
| * monthly amortization @ 6.5% fixed rate for 5 years. | 59,682.12 |
| * monthly amortization @ 7% fixed rate for 10 years. | 35,416.27 |
| * monthly amortization @ 9.5% fixed rate for 15 years. | 31,851.72 |

TOTAL PAYMENTS : 3,588,674.54

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