



TERM SHEET (Annex A)

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email	:	REQUIRED
Address	:	REQUIRED
Date Printed	:	January 28, 2023

Unit Details		
Project	:	ASC01 - Astra Centre
RO / Unit	:	T208.012
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T2.812		8th floor	UNIT 812 ST - A1 22.64 sqm.	2,991,278.30

2,991,278.30

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

List Price:	2,991,278.30	
	2,991,278.30	2,991,278.30

Additional charges:		
Transfer & Registration charges	239,302.26	
Total charges :		239,302.26

TOTAL CONTRACT PRICE : 3,230,580.57

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	

15% Downpayment from TCP, net of reservation fee	468,000.00
spread over 36 months @ 13,000.00 per month	
starting from :	
up to :	

Balance shall be paid in CASH / Bank financing	2,742,580.57
before move-in or upon turnover of the unit whichever is earlier	

Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	235,099.74
* monthly amortization @ 6% fixed rate for 3 years.	83,434.61
* monthly amortization @ 6.5% fixed rate for 5 years.	53,661.74
* monthly amortization @ 7% fixed rate for 10 years.	31,843.69
* monthly amortization @ 9.5% fixed rate for 15 years.	28,638.70

TOTAL PAYMENTS : 3,230,580.57

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:
Geralyn N. Jimenez Sales Admin Officer	Adorah Y. Ouano Sales Admin Manager	Marie Rose C. Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	Sample Computation Buyer