



**TERM SHEET (Annex A) | CASA MIRA BACOLOD**

<b>Buyer's Name</b>	:	<b>SAMPLE COMPUTATION</b>
Buyer's TIN #	:	required
Address	:	Bacolod City
Contact No.	:	034...
Date	:	
<b>Availment</b>	:	<b>TOWNHOUSE</b>
Block / Lot	:	Block: 4 / Lot: 22
Details	:	A2   MID   FA: 42.08   LA : 48
List Price	:	<b>1,864,250.51</b>

**A. Computations (DP spread over 48 mos.)**

List Price:	<b>1,864,250.51</b>
	<u>1,864,250.51</u>
	<u>1,864,250.51</u>
 Additional charges:	
Transfer & Registration charges	209,140.04
	Total charges : <u>209,140.04</u>
	<b>TOTAL CONTRACT PRICE : <u><u>2,073,390.56</u></u></b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>5,000.00</b>
Reservation Date:	
 <b>10% Downpayment, net of reservation fee</b>	<b>182,400.00</b>
spread over 48 months @ <u>3,800.00</u> per month	
starting from : _____	
up to : _____	
 <b>90% Balance shall be paid in CASH / Bank financing</b>	<b>1,676,850.51</b>
before move-in or upon turnover of the unit whichever is earlier	
<b>Monthly Amortization:</b>	
* monthly amortization @ 7.75% fixed rate for 3 years.	52,353.22
* monthly amortization @ 8% fixed rate for 5 years.	34,000.48
* monthly amortization @ 10% fixed rate for 10 years.	22,159.70
* monthly amortization @ 11.25% fixed rate for 15 years.	19,323.10
* monthly amortization @ 11.5% fixed rate for 20 years.	17,882.43
 <b>Transfer &amp; Registration charges</b>	<b>209,140.04</b>
before move-in or upon turnover of the unit whichever is earlier	
	<u>2,073,390.56</u>
	<b>TOTAL PAYMENTS : <u><u>2,073,390.56</u></u></b>

**Notes: v5\_E 2M VAT Threshold 2021**

- 1 Reservation fee is NON-refundable and NON-transferable,
- 2 List Price 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 term sheet,
- 5 ALL checks should be made payable to Cebu Landmasters, Inc.,
- 6 Pricelist does NOT include applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections,
- 7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- 8 Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Rian Mar C. Torres	Adorah Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Admin Staff	Admin Supervisor	VP - Sales	COO / EVP	Buyer