



Thursday, July 14, 2022

BLOCK NUMBER	TYPE / MODEL	LOT NUMBER																															
		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
Block 1	TH C	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
Block 2	TH C	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
Block 3	TH B	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
	TH A	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93			
	TH A	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48		
Block 4	TH A	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69			
	TH A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Block 5	TH A	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
	TH B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Block 6	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Block 7	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
Block 8	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
Block 9	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
Block 10	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
Block 11	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
Block 12	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
	TH A	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		

LEGEND:

	337	SOLD
	1	ON HOLD
	92	OPEN

TOTAL 430 UNITS



TERM SHEET (Annex A) | CASA MIRA BACOLOD

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	required
Address	:	Bacolod City
Contact No. / Email	:	034...
Address	:	
Date Printed	:	July 4, 2022

Unit Details	:	
Project	:	CSM05 - Casa Mira Bacolod
RO / Unit	:	P103.066
Availment	:	TOWNHOUSE
Block / Lot	:	Block: 3 / Lot: 66
Details	:	B2 MID FA: 48.41 LA : 48
List Price	:	2,425,070.87
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

A. Computations (DP from TCP spread over 36 mos.)

List Price:		2,425,070.87
		<u>2,425,070.87</u>
		<u>2,425,070.87</u>
 Additional charges:		
Transfer & Registration charges		254,005.67
	Total charges :	<u>254,005.67</u>
		<u>TOTAL CONTRACT PRICE : 2,679,076.54</u>

B. Payment Terms

Reservation Fee		15,000.00												
Reservation Date:														
 15% Downpayment from TCP, net of reservation fee spread over 36 months @ <u>10,800.00</u> per month starting from : _____ up to : _____		388,800.00												
 Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier		2,275,276.54												
<table border="0"> <tr> <td colspan="2">Monthly Amortization:</td> </tr> <tr> <td>* monthly amortization @ 7.75% fixed rate for 3 years.</td> <td style="text-align: right;">71,036.78</td> </tr> <tr> <td>* monthly amortization @ 8% fixed rate for 5 years.</td> <td style="text-align: right;">46,134.40</td> </tr> <tr> <td>* monthly amortization @ 10% fixed rate for 10 years.</td> <td style="text-align: right;">30,067.95</td> </tr> <tr> <td>* monthly amortization @ 11.25% fixed rate for 15 years.</td> <td style="text-align: right;">26,219.03</td> </tr> <tr> <td>* monthly amortization @ 11.5% fixed rate for 20 years.</td> <td style="text-align: right;">24,264.22</td> </tr> </table>	Monthly Amortization:		* monthly amortization @ 7.75% fixed rate for 3 years.	71,036.78	* monthly amortization @ 8% fixed rate for 5 years.	46,134.40	* monthly amortization @ 10% fixed rate for 10 years.	30,067.95	* monthly amortization @ 11.25% fixed rate for 15 years.	26,219.03	* monthly amortization @ 11.5% fixed rate for 20 years.	24,264.22		
Monthly Amortization:														
* monthly amortization @ 7.75% fixed rate for 3 years.	71,036.78													
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* monthly amortization @ 11.25% fixed rate for 15 years.	26,219.03													
* monthly amortization @ 11.5% fixed rate for 20 years.	24,264.22													
	TOTAL PAYMENTS :	<u>2,679,076.54</u>												

Notes: V5 | 15/85/36 2022

- 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
- 7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemp
- 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:
Karla Marie Gayte	Mabelle Saguban	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer



TERM SHEET (Annex A) | CASA MIRA BACOLOD

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN # : required
Address : Bacolod City
Contact No. / Email Address : 034...
Date Printed : July 4, 2022

Unit Details
Project : CSM05 - Casa Mira Bacolod
RO / Unit : P102.006
Availment : TOWNHOUSE
Block / Lot : Block: 2 / Lot: 6
Details : C2 | MID | FA: 61.5 | LA : 60
List Price : 3,067,642.44
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

A. Computations (DP from TCP spread over 36 mos.)

Table with 2 columns: Description and Amount. Rows include List Price (3,067,642.44), Additional charges (Transfer & Registration charges: 305,411.40), and TOTAL CONTRACT PRICE (3,373,053.84).

B. Payment Terms

Table with 2 columns: Description and Amount. Rows include Reservation Fee (15,000.00), 15% Downpayment from TCP (493,200.00), Balance shall be paid in CASH / Bank financing (2,864,853.84), and TOTAL PAYMENTS (3,373,053.84). Includes a sub-table for Monthly Amortization with interest rates from 7.75% to 11.5%.

Notes: V5 | 15/85/36 2022

- 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,
7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption,
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: Karla Marie Gayte (Sales Admin Staff)
Checked by: Mabelle Saguban (Sales Admin Manager)
Noted by: Marie Rose Yulo (VP - Sales)
Approved by: Jose Franco B. Soberano (COO / EVP)
Conforme: Sample Computation (Buyer)

TERM SHEET (Annex A) | CASA MIRA BACOLOD

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN # : required
Address : Bacolod City
Contact No. / Email Address : 034...
Date Printed : July 4, 2022

Unit Details
Project : CSM05 - Casa Mira Bacolod
RO / Unit : P101.015
Availment : TOWNHOUSE
Block / Lot : Block: 1 / Lot: 15
Details : C1 | END | FA: 61.69 | LA : 78
List Price : 3,430,032.32
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

A. Computations (DP from TCP spread over 36 mos.)

List Price:	3,430,032.32
	<u>3,430,032.32</u>
	<u>3,430,032.32</u>
Additional charges:	
Transfer & Registration charges	334,402.59
	Total charges : <u>334,402.59</u>
	<u>TOTAL CONTRACT PRICE : 3,764,434.91</u>

B. Payment Terms

Reservation Fee	15,000.00												
Reservation Date:													
15% Downpayment from TCP, net of reservation fee spread over 36 months @ <u>15,300.00</u> per month starting from : _____ up to : _____	550,800.00												
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	3,198,634.91												
<table border="0"> <tr> <td colspan="2">Monthly Amortization:</td> </tr> <tr> <td>* monthly amortization @ 7.75% fixed rate for 3 years.</td> <td style="text-align: right;">99,865.10</td> </tr> <tr> <td>* monthly amortization @ 8% fixed rate for 5 years.</td> <td style="text-align: right;">64,856.78</td> </tr> <tr> <td>* monthly amortization @ 10% fixed rate for 10 years.</td> <td style="text-align: right;">42,270.20</td> </tr> <tr> <td>* monthly amortization @ 11.25% fixed rate for 15 years.</td> <td style="text-align: right;">36,859.30</td> </tr> <tr> <td>* monthly amortization @ 11.5% fixed rate for 20 years.</td> <td style="text-align: right;">34,111.19</td> </tr> </table>	Monthly Amortization:		* monthly amortization @ 7.75% fixed rate for 3 years.	99,865.10	* monthly amortization @ 8% fixed rate for 5 years.	64,856.78	* monthly amortization @ 10% fixed rate for 10 years.	42,270.20	* monthly amortization @ 11.25% fixed rate for 15 years.	36,859.30	* monthly amortization @ 11.5% fixed rate for 20 years.	34,111.19	
Monthly Amortization:													
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* monthly amortization @ 11.5% fixed rate for 20 years.	34,111.19												
	<u>TOTAL PAYMENTS : 3,764,434.91</u>												

Notes: V5 | 15/85/36 2022

- 1 Reservation fee is NON-refundable and NON-transferable,
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- 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:
Karla Marie Gayte	Mabelle Saguban	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer



CASA MIRA BACOLOD

B3 L66 / LA: 48sqm / FA: 48.41sqm

*SAMPLE COMPUTATION ONLY

TOTAL CONTRACT PRICE:
PHP 2,679,076.54

RESERVATION FEE
PHP 15,000

15% IN 36MOS
PHP 10,800 / MONTH

85% BALANCE
PHP 2,275,276.54

MID UNIT

Typical Lot Area: 48sqm



TOWNHOUSE-B MID

TOWNHOUSE-B END



B5 L11 / LA: 66sqm/ FA: 48.41sqm

*SAMPLE COMPUTATION ONLY

TOTAL CONTRACT PRICE:
PHP 3,036,758.45

RESERVATION FEE
PHP 15,000

15% IN 36MOS
PHP 12,300 / MONTH

85% BALANCE
PHP 2,578,958.45

END UNIT

Typical Lot Area: 66sqm



Ground Floor

Second Floor



CASA MIRA BACOLOD

B2 L6 / LA: 60sqm / FA: 61.5sqm

*SAMPLE COMPUTATION ONLY

TOTAL CONTRACT PRICE:
PHP 3,373,053.84

RESERVATION FEE
PHP 15,000

15% IN 36MOS
PHP 13,700 / MONTH

85% BALANCE
PHP 2,864,853.84

TOWNHOUSE-C MID

END UNIT

Typical Lot Area: 76sqm



Ground Floor

Second Floor

TOWNHOUSE-C END



B1 L15 / LA: 78sqm / FA: 61.69sqm

*SAMPLE COMPUTATION ONLY

TOTAL CONTRACT PRICE:
PHP 3,764,434.91

RESERVATION FEE
PHP 15,000

15% IN 36MOS
PHP 15,300 / MONTH

85% BALANCE
PHP 3,198,634.91

