



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	:	
Unit Details		
Project	:	CSM05 - Casa Mira Bacolod
RO / Unit	:	P103.017
Availment	:	TOWNHOUSE
Block / Lot	:	Block: 3 / Lot: 17
Details	:	B1 END FA: 48.415 LA : 66
List Price	:	2,625,007.45
Sales Category	:	1-New Sale

A. Computations (DP spread over 48 mos.)

List Price:	2,625,007.45
	<u>2,625,007.45</u>
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Additional charges:	
Transfer & Registration charges	270,000.60
	Total charges : <u>270,000.60</u>
	TOTAL CONTRACT PRICE : <u><u>2,895,008.05</u></u>

B. Payment Terms

Reservation Fee	5,000.00
Reservation Date:	
10% Downpayment, net of reservation fee	259,200.00
spread over 48 months @ <u>5,400.00</u> per month	
starting from : _____	
up to : _____	
90% Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	2,360,807.45
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	73,707.16
* monthly amortization @ 8% fixed rate for 5 years.	47,868.66
* monthly amortization @ 10% fixed rate for 10 years.	31,198.24
* monthly amortization @ 11.25% fixed rate for 15 years.	27,204.64
* monthly amortization @ 11.5% fixed rate for 20 years.	25,176.35
Transfer & Registration charges before move-in or upon turnover of the unit whichever is earlier	270,000.60
	<u>270,000.60</u>
	TOTAL PAYMENTS : <u><u>2,895,008.05</u></u>

Notes: V4 | 10/90/48 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
Sales Admin Officer	Sales Admin Manager	VP - Sales	COO / EVP	Buyer