



**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. / Email	:	034...
Address	:	
Date Printed	:	
<b>Unit Details</b>		
<b>Project</b>	:	<b>CSM05 - Casa Mira Bacolod</b>
<b>RO / Unit</b>	:	<b>P107.008</b>
Availment	:	<b>TOWNHOUSE</b>
Block / Lot	:	Block: 7 / Lot: 8
Details	:	B2   MID   FA: 48.41   LA : 48
List Price	:	<b>2,309,591.31</b>
Sales Category	:	<b>1-New Sale</b>

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

List Price:	<b>2,309,591.31</b>	
	<u>2,309,591.31</u>	<u>2,309,591.31</u>
Additional charges:		
Transfer & Registration charges	244,767.30	
	Total charges :	<u>244,767.30</u>
<b>TOTAL CONTRACT PRICE :</b>		<b><u><u>2,554,358.61</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>230,400.00</b>
spread over 48 months @ <u>4,800.00</u> per month	
starting from :	
up to :	
<b>90% Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>2,074,191.31</b>
<b>Monthly Amortization:</b>	
* monthly amortization @ 7.75% fixed rate for 3 years.	64,758.67
* monthly amortization @ 8% fixed rate for 5 years.	42,057.12
* monthly amortization @ 10% fixed rate for 10 years.	27,410.59
* monthly amortization @ 11.25% fixed rate for 15 years.	23,901.83
* monthly amortization @ 11.5% fixed rate for 20 years.	22,119.79
<b>Transfer &amp; Registration charges before move-in or upon turnover of the unit whichever is earlier</b>	<b>244,767.30</b>
<b>TOTAL PAYMENTS :</b>	
	<b><u><u>2,554,358.61</u></u></b>

**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:
<b>Rian Mar C. Torres</b>	<b>Adorah Ouano</b>	<b>Marie Rose Yulo</b>	<b>Jose Franco B. Soberano</b>	<b>Sample Computation</b>
Sales Admin Officer	Sales Admin Manager	VP - Sales	COO / EVP	Buyer