



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	:	P106.010
Availment	:	TOWNHOUSE
Block / Lot	:	Block: 6 / Lot: 10
Details	:	C1 END FA: 61.69 LA : 78
List Price	:	3,266,697.45
Sales Category	:	1-New Sale

A. Computations (DP spread over 48 mos.)

List Price:	3,266,697.45	
	<u>3,266,697.45</u>	<u>3,266,697.45</u>
Additional charges:		
Transfer & Registration charges	321,335.80	
	Total charges :	<u>321,335.80</u>
TOTAL CONTRACT PRICE :		<u><u>3,588,033.25</u></u>

B. Payment Terms

Reservation Fee	5,000.00
Reservation Date:	
10% Downpayment, net of reservation fee	326,400.00
spread over 48 months @ <u>6,800.00</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	2,935,297.45
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	91,643.40
* monthly amortization @ 8% fixed rate for 5 years.	59,517.25
* monthly amortization @ 10% fixed rate for 10 years.	38,790.17
* monthly amortization @ 11.25% fixed rate for 15 years.	33,824.74
* monthly amortization @ 11.5% fixed rate for 20 years.	31,302.88
Transfer & Registration charges before move-in or upon turnover of the unit whichever is earlier	321,335.80
TOTAL PAYMENTS :	
	<u><u>3,588,033.25</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