



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	required
Address	:	Dumaguete City
Contact No.	:	035...
Date	:	January 30, 2021
Availment	:	TOWNHOUSE
Block / Lot	:	Block: 18 / Lot: 7
Details	:	C1   END   FA: 58.07   LA : 103
List Price	:	3,612,172.22

A. Computations (DP spread over 12 mos.)

List Price:	3,612,172.22	
	3,612,172.22	3,612,172.22
Additional charges:		
Transfer & Registration charges	338,973.78	
Total charges :		338,973.78
TOTAL CONTRACT PRICE :		3,951,146.00

B. Payment Terms

Reservation Fee	10,000.00
Reservation Date:	January 30, 2021
10% Downpayment, net of reservation fee	351,600.00
spread over 12 months @ 29,300.00 per month	
starting from : February 28, 2021	
up to : January 28, 2022	
90% Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	3,250,572.22
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	101,486.65
* monthly amortization @ 8% fixed rate for 5 years.	65,909.88
* monthly amortization @ 10% fixed rate for 10 years.	42,956.55
* monthly amortization @ 11.25% fixed rate for 15 years.	37,457.79
* monthly amortization @ 11.5% fixed rate for 20 years.	34,665.07
Transfer & Registration charges before move-in or upon turnover of the unit whichever is earlier	338,973.78
TOTAL PAYMENTS :	3,951,146.00

Notes: v4.1(D)|10/90/12 2M VAT 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:
Sheryl Umpac Admin Staff	Adorah Ouano Admin Supervisor	Marie Rose Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	Sample Computation Buyer