



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN # : required
Address : Dumaguete City
Contact No. : 035...
Date : April 22, 2022

Unit Details
Project : **CSM03 - Casa Mira Coast - Sibulan**
RO / Unit : **P121.017**
House Availment : **TOWNHOUSE**
Phase / Block / Lot : **Block: 21 / Lot: 17**
Details : **C2 | MID | FA: 58.07 | LA : 60**
List Price : **2,653,928.61**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

A. Computations (DP with TC spread over 12 mos.)

List Price: **2,653,928.61**
Less Promo Discount : (40,000.00)
2,613,928.61
2,613,928.61

Additional charges:

Transfer & Registration charges 262,314.29
Total charges : **262,314.29**

TOTAL CONTRACT PRICE : 2,876,242.90

B. Payment Terms

Reservation Fee 10,000.00
Reservation Date: April 22, 2022

10% Downpayment from TCP, net of reservation fee 278,400.00
spread over 12 months @ 23,200.00 per month
starting from :
up to :

Balance shall be paid in CASH / Bank financing 2,587,842.90
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		80,795.47
* monthly amortization @ 8% fixed rate for 5 years.		52,472.12
* monthly amortization @ 10% fixed rate for 10 years.		34,198.53
* monthly amortization @ 11.25% fixed rate for 15 years.		29,820.87
* monthly amortization @ 11.5% fixed rate for 20 years.		27,597.52

TOTAL PAYMENTS : 2,876,242.90

Notes: V4 |10/90/12 FEB. 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 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.
- 9 Promo discount availment if applicable, is subject to DOU terms & conditions.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Sheryl Umbac	Mabelle Saguban	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Officer	VP - Sales	COO / EVP	Buyer

**TERM SHEET (Annex A) | CASA MIRA COAST**

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN # : **required**
 Address : **Dumaguete City**
 Contact No. : **035...**
 Date : **March 4, 2022**

Unit Details
 Project : **CSM03 - Casa Mira Coast - Sibulan**
 RO / Unit : **P123.026**
 House Availment : **TOWNHOUSE**
 Phase / Block / Lot : **Block: 23 / Lot: 26**
 Details : **B1 | END | FA: 44.54 | LA: 77**
 List Price : **2,438,873.53**
 Sales Category : **1-New Sale**
 Adjacent Units : **No, Single Unit**

A. Computations (DP with TC spread over 12 mos.)

List Price: **2,438,873.53**
 Less Promo Discount : **(40,000.00)**
2,398,873.53
2,398,873.53

Additional charges:

Transfer & Registration charges **245,109.88**
 Total charges : **245,109.88**

TOTAL CONTRACT PRICE : 2,643,983.41

B. Payment Terms

Reservation Fee **10,000.00**
 Reservation Date: **March 4, 2022**

10% Downpayment from TCP, net of reservation fee **254,400.00**
 spread over 12 months @ **21,200.00** per month
 starting from : _____
 up to : _____

Balance shall be paid in CASH / Bank financing **2,379,583.41**
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		74,293.36
* monthly amortization @ 8% fixed rate for 5 years.		48,249.37
* monthly amortization @ 10% fixed rate for 10 years.		31,446.37
* monthly amortization @ 11.25% fixed rate for 15 years.		27,421.00
* monthly amortization @ 11.5% fixed rate for 20 years.		25,376.58

TOTAL PAYMENTS : 2,643,983.41

Notes: V4 |10/90/12 FEB. 2022

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- Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
- Promo discount availment if applicable, is subject to DOU terms & conditions.

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 Sheryl Umbac Sales Admin Staff	 Mabelle Saguban Sales Admin Officer	Marie Rose Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	Sample Computation Buyer



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN # : required
Address : Dumaguete City
Contact No. : 035...
Date : February 14, 2022

Unit Details
Project : **CSM03 - Casa Mira Coast - Sibulan**
RO / Unit : **P120.007**
House Availment : **TOWNHOUSE**
Phase / Block / Lot : **Block: 20 / Lot: 7**
Details : **B1 | END | FA: 44.54 | LA : 66**
List Price : **2,316,587.52**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

A. Computations (DP with TC spread over 12 mos.)

List Price: **2,316,587.52**
Less Promo Discount : (40,000.00)
2,276,587.52
2,276,587.52

Additional charges:

Transfer & Registration charges **235,327.00**
Total charges : **235,327.00**

TOTAL CONTRACT PRICE : 2,511,914.52

B. Payment Terms

Reservation Fee **10,000.00**
Reservation Date: **February 14, 2022**

10% Downpayment from TCP, net of reservation fee 241,200.00
spread over 12 months @ **20,100.00** per month
starting from : March 14, 2022
up to : February 14, 2023

Balance shall be paid in CASH / Bank financing 2,260,714.52
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		70,582.14
* monthly amortization @ 8% fixed rate for 5 years.		45,839.14
* monthly amortization @ 10% fixed rate for 10 years.		29,875.51
* monthly amortization @ 11.25% fixed rate for 15 years.		26,051.22
* monthly amortization @ 11.5% fixed rate for 20 years.		24,108.93

TOTAL PAYMENTS : 2,511,914.52

Notes: V4 |10/90/12 FEB. 2022

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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.

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 Sheryl Umbac Sales Admin Staff	 Mabelle Saguban Sales Admin Manager	Marie Rose Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	Sample Computation Buyer



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN # : required
Address : Dumaguete City
Contact No. : 035...
Date : April 22, 2022

Unit Details
Project : **CSM03 - Casa Mira Coast - Sibulan**
RO / Unit : P119.003
House Availment : TOWNHOUSE
Phase / Block / Lot : Block: 19 / Lot: 3
Details : B2 | MID | FA: 44.54 | LA: 48
List Price : 1,856,461.75
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

A. Computations (DP with TC spread over 12 mos.)

List Price: **1,856,461.75**
Less Promo Discount : (40,000.00)
1,816,461.75
1,816,461.75

Additional charges:
Transfer & Registration charges 161,387.71
Total charges : 161,387.71

TOTAL CONTRACT PRICE : 1,977,849.46

B. Payment Terms

Reservation Fee 10,000.00
Reservation Date: April 22, 2022

10% Downpayment from TCP, net of reservation fee 188,400.00
spread over 12 months @ 15,700.00 per month
starting from :
up to :

Balance shall be paid in CASH / Bank financing 1,779,449.46
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		55,556.48
* monthly amortization @ 8% fixed rate for 5 years.		36,080.82
* monthly amortization @ 10% fixed rate for 10 years.		23,515.56
* monthly amortization @ 11.25% fixed rate for 15 years.		20,505.39
* monthly amortization @ 11.5% fixed rate for 20 years.		18,976.58

TOTAL PAYMENTS : 1,977,849.46

Notes: V4 |10/90/12 FEB. 2022

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Sales Admin Staff	Sales Admin Officer	VP - Sales	COO / EVP	Buyer



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Buyer's TIN #	:	required
Address	:	Dumaguete City
Contact No.	:	035...
Date	:	February 14, 2022

Unit Details	
Project	CSM03 - Casa Mira Coast - Sibulan
RO / Unit	P109.001
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 9 / Lot: 1
Details	A1 END FA: 38.01 LA: 69
List Price	1,903,466.26
Sales Category	1-New Sale
Adjacent Units	No, Single Unit

A. Computations (DP with TC spread over 12 mos.)

List Price:	1,903,466.26
Less Promo Discount :	(40,000.00)
	1,863,466.26
	1,863,466.26

Additional charges:

Transfer & Registration charges	164,207.98
Total charges :	164,207.98

TOTAL CONTRACT PRICE :	2,027,674.24
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B. Payment Terms

Reservation Fee	10,000.00
Reservation Date:	February 14, 2022

10% Downpayment from TCP, net of reservation fee	193,200.00
spread over 12 months @ 16,100.00 per month	
starting from : March 14, 2022	
up to : February 14, 2023	

Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	1,824,474.24
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Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	56,962.21
* monthly amortization @ 8% fixed rate for 5 years.	36,993.76
* monthly amortization @ 10% fixed rate for 10 years.	24,110.56
* monthly amortization @ 11.25% fixed rate for 15 years.	21,024.23
* monthly amortization @ 11.5% fixed rate for 20 years.	19,456.73

TOTAL PAYMENTS :	2,027,674.24
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Notes: V4 | 10/90/12 FEB. 2022

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TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN # : required
Address : Dumaguete City
Contact No. : 035...
Date : April 21, 2022

Unit Details
Project : **CSM03 - Casa Mira Coast - Sibulan**
RO / Unit : **P106.002**
House Availment : **TOWNHOUSE**
Phase / Block / Lot : **Block: 6 / Lot: 2**
Details : **A2 | MID | FA: 38.01 | LA : 48**
List Price : **1,625,263.09**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

A. Computations (DP with TC spread over 12 mos.)

List Price: **1,625,263.09**
Less Promo Discount : **(40,000.00)**
1,585,263.09
1,585,263.09

Additional charges:

Transfer & Registration charges **147,515.79**
Total charges : **147,515.79**

TOTAL CONTRACT PRICE : 1,732,778.88

B. Payment Terms

Reservation Fee **10,000.00**
Reservation Date: April 21, 2022

10% Downpayment from TCP, net of reservation fee **164,400.00**
spread over 12 months @ **13,700.00** per month
starting from :
up to :

Balance shall be paid in CASH / Bank financing **1,558,378.88**
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		48,654.40
* monthly amortization @ 8% fixed rate for 5 years.		31,598.30
* monthly amortization @ 10% fixed rate for 10 years.		20,594.09
* monthly amortization @ 11.25% fixed rate for 15 years.		17,957.89
* monthly amortization @ 11.5% fixed rate for 20 years.		16,619.01

TOTAL PAYMENTS : 1,732,778.88

Notes: V4 |10/90/12 FEB. 2022

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Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
 Sheryl Umbac	 Mabelle Saguban	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Officer	VP - Sales	COO / EVP	Buyer


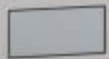
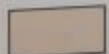


BLOCK NUMBER	TYPE / MODEL	LOT NUMBER																																				
Block 1	TH B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																						
Block 2	TH B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17																				
Block 3	TH C	1	2	3	4	5	6	7	8	9	10																											
Block 4	TH A	1	2	3	4	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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																						
Block 6	TH A	1	2	3	4	5	6	7	8	9	10	11																										
Block 7	TH A	1	2	3	4	5	6	7	8	9	10																											
Block 8	TH B	1	2	3	4	5	6	7	8	9	10	11	12	13	14																							
Block 9	TH A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18																			
Block 10	TH A	1	2	3	4	5	6	7	8	9	10	11	12	13	14																							
Block 11	TH A	1	2	3	4	5	6	7	8																													
Block 12	TH B	1	2	3	4	5																																
Block 13	TH A / 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	31	32					
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		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	94	95	96	97					
Block 14	TH C	1	2	3	4	5	6	7	8	9	10																											
Block 15	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22															
Block 16	TH A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17																				
Block 17	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16																					
Block 18	TH C	1	2	3	4	5	6	7																														
Block 19	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	31	32					
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Block 21	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													
Block 22	TH C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22															
Block 23	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											
Block 24	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									
Block 25	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													

	493	SOLD
	5	ON HOLD
	45	OPEN

SITE DEVELOPMENT PLAN

LEGEND:

-  TOWNHOUSE A
-  TOWNHOUSE B
-  TOWNHOUSE C

