



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 : **P101.014**
House Availment : **TOWNHOUSE**
Phase / Block / Lot : **Block: 1 / Lot: 14**
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: February 14, 2022

10% Downpayment from TCP, net of reservation fee **188,400.00**
spread over 12 months @ **15,700.00** per month
starting from : **March 14, 2022**
up to : **February 14, 2023**

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

- 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 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	:	February 14, 2022

Unit Details	
Project	CSM03 - Casa Mira Coast - Sibulan
RO / Unit	P122.004
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 22 / Lot: 4
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
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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	278,400.00
spread over 12 months @ 23,200.00 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	2,587,842.90
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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
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Notes: V4 |10/90/12 FEB. 2022

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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 : 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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Prepared by:

Sheryl Umbac

Sales Admin Staff

Checked by:

Mabelle Saguban

Sales Admin Manager

Noted by:

Marie Rose Yulo

VP - Sales

Approved by:

Jose Franco B. Soberano

COO / EVP

Conforme:

Sample Computation

Buyer



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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

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 **1,824,474.24**
before move-in or upon turnover of the unit whichever is earlier

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

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

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Address	:	Dumaguete City
Contact No.	:	035...
Date	:	February 14, 2022

Unit Details	
Project	CSM03 - Casa Mira Coast - Sibulan
RO / Unit	P114.010
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 14 / Lot: 10
Details	C1 END FA: 58.07 LA : 103
List Price	3,557,093.99
Sales Category	1-New Sale
Adjacent Units	No, Single Unit

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

List Price:	3,557,093.99
Less Promo Discount :	(40,000.00)
	3,517,093.99
	3,517,093.99

Additional charges:

Transfer & Registration charges	334,567.52
Total charges :	334,567.52

TOTAL CONTRACT PRICE :	3,851,661.51
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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	375,600.00
spread over 12 months @ 31,300.00 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	3,466,061.51
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Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		108,214.47
* monthly amortization @ 8% fixed rate for 5 years.		70,279.23
* monthly amortization @ 10% fixed rate for 10 years.		45,804.26
* monthly amortization @ 11.25% fixed rate for 15 years.		39,940.97
* monthly amortization @ 11.5% fixed rate for 20 years.		36,963.11

TOTAL PAYMENTS :	3,851,661.51
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Notes: V4 |10/90/12 FEB. 2022

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Sales Admin Manager

Noted by:

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VP - Sales

Approved by:

Jose Franco B. Soberano

COO / EVP

Conforme:

Sample Computation

Buyer



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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 : **P104.004**
House Availment : **TOWNHOUSE**
Phase / Block / Lot : **Block: 4 / Lot: 4**
Details : **A2 | MID | FA: 38.01 | LA: 48**
List Price : **1,654,007.67**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

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

List Price: **1,654,007.67**
Less Promo Discount : **(40,000.00)**
1,614,007.67

1,614,007.67

Additional charges:

Transfer & Registration charges **149,240.46**
Total charges : **149,240.46**

TOTAL CONTRACT PRICE : 1,763,248.13

B. Payment Terms

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

10% Downpayment from TCP, net of reservation fee **166,800.00**
spread over 12 months @ **13,900.00** per month
starting from : **March 14, 2022**
up to : **February 14, 2023**

Balance shall be paid in CASH / Bank financing **1,586,448.13**
before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		49,530.76
* monthly amortization @ 8% fixed rate for 5 years.		32,167.45
* monthly amortization @ 10% fixed rate for 10 years.		20,965.03
* monthly amortization @ 11.25% fixed rate for 15 years.		18,281.35
* monthly amortization @ 11.5% fixed rate for 20 years.		16,918.35

TOTAL PAYMENTS : 1,763,248.13

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.

Prepared by:

Sheryl Umbrac

Sales Admin Staff

Checked by:

Mabelle Saguban

Sales Admin Manager

Noted by:

Marie Rose Yulo

VP - Sales

Approved by:

Jose Franco B. Soberano

COO / EVP

Conforme:

Sample Computation

Buyer