

## SITE DEVELOPMENT PLAN

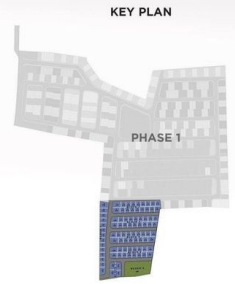
As of April 26, 2022



### LEGEND:

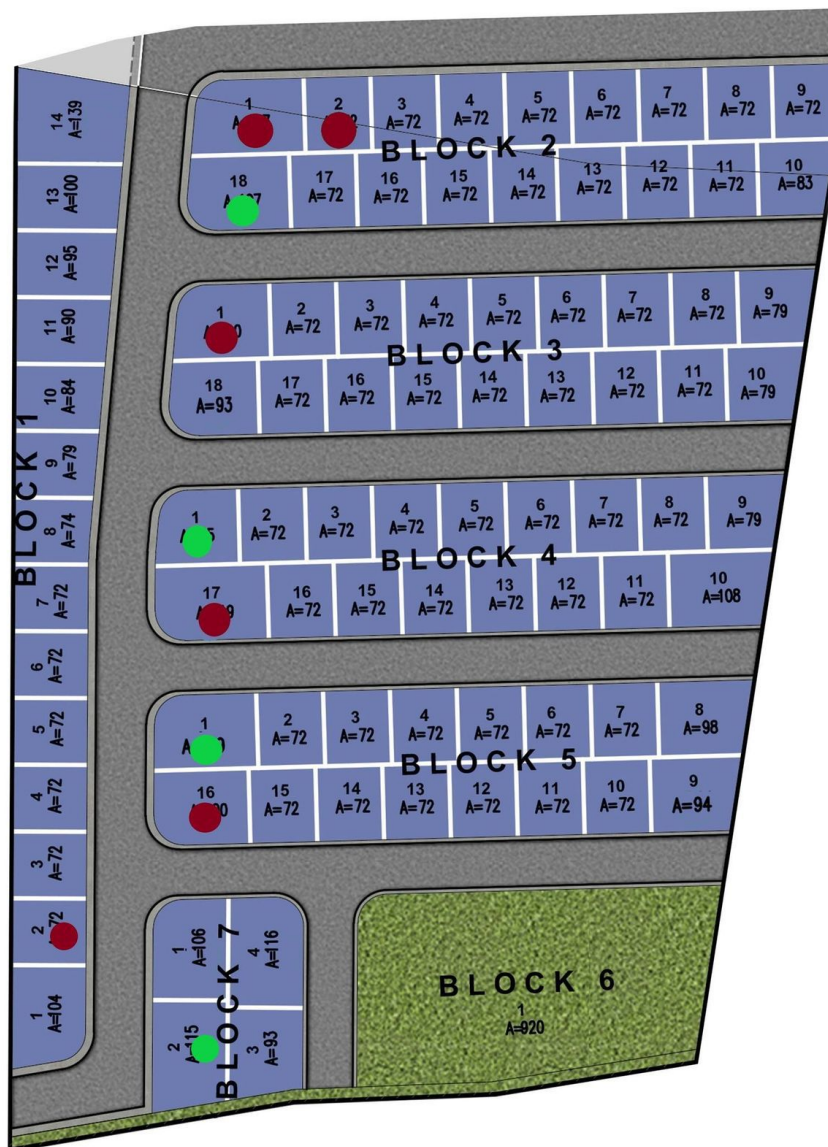
- MODEL A (END)
- MODEL A (MID)
- MODEL B (END)
- MODEL B (MID)
- MODEL C (END)
- MODEL C (MID)
- MODEL D (SD)

Developed & Managed by



## SITE DEVELOPMENT PLAN

As of April 26, 2022



### LEGEND:

 MODEL D (SD)

Developed & Managed by



## TERM SHEET (Annex A) | CASA MIRA HOMES DUMAGUETE

Buyer's Name : **SAMPLE COMPUTATION**  
 Buyer's TIN # : required  
 Address : Dumaguete City  
 Contact No. / Email Address : 035...  
 Date : April 26, 2022

**Unit Details**  
 Project : **CSM07 - Casa Mira Homes Dumaguete**  
 RO / Unit : **P110.034**  
 House Model : **TOWNHOUSE A**  
 Phase / Block / Lot : Phase 1 / Block: 10 / Lot: 34  
 Details : A1 | END | FA: 42.18 | LA : 111  
 List Price : **2,995,791.58**  
 Sales Category : **1-New Sale**  
 Adjacent Units : **No, Single Unit**

### A. Computations (DP spread over 42 mos.)

List Price:	2,995,791.58	
	Less Promo Discount : (20,000.00)	
	<b>2,975,791.58</b>	
		<b>2,975,791.58</b>
Additional charges:		
Transfer & Registration charges	299,663.33	
	Total charges :	<b>299,663.33</b>
<b>TOTAL CONTRACT PRICE :</b>		<b>3,275,454.91</b>

### B. Payment Terms

Reservation Fee : 10,000.00  
 Reservation Date: April 26, 2022

10% Downpayment from TCP, net of reservation fee : 319,200.00  
 spread over 42 months @ 7,600.00 per month  
 starting from :  
 up to :

Balance shall be paid in CASH/ BANK FINANCING : 2,946,254.91  
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		91,985.51
* monthly amortization @ 8% fixed rate for 5 years.		59,739.43
* monthly amortization @ 10% fixed rate for 10 years.		38,934.98
* monthly amortization @ 11.25% fixed rate for 15 years.		33,951.01
* monthly amortization @ 11.5% fixed rate for 20 years.		31,419.74

**TOTAL PAYMENTS : 3,275,454.91**

### Notes: V3\_P1 | 10/90/42 | V1\_P2 | 12/88/42

- Reservation fee is NON-refundable and NON-transferable,
- List Price is VAT-inclusive where applicable,
- Prices are SUBJECT to change without prior notice,
- Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this term sheet,
- ALL checks should be made payable to Cebu Landmasters, Inc.,
- Pricelist does NOT include applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections,
- Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- 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.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Filipino D. Paular	Adorah Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer

## TERM SHEET (Annex A) | CASA MIRA HOMES DUMAGUETE

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

**Unit Details**  
 Project : **CSM07 - Casa Mira Homes Dumaguete**  
 RO / Unit : **P203.002**  
 House Model : **SINGLE-DETACHED**  
 Phase / Block / Lot : **Phase 2 / Block: 3 / Lot: 2**  
 Details : **D2 | SD | FA: 53.24 | LA : 72**  
 List Price : **2,892,640.00**  
 Sales Category : **1-New Sale**  
 Adjacent Units : **No, Single Unit**

### A. Computations (DP spread over 36 mos.)

List Price:	2,892,640.00	
	<u>2,892,640.00</u>	<u>2,892,640.00</u>
Additional charges:		
Transfer & Registration charges	301,411.20	
Total charges :		<u>301,411.20</u>
<b>TOTAL CONTRACT PRICE :</b>		<b><u>3,194,051.20</u></b>

### B. Payment Terms

Reservation Fee 20,000.00  
 Reservation Date: **April 22, 2022**

10% Downpayment from TCP, net of reservation fee 302,400.00  
 spread over 36 months @ 8,400.00 per month  
 starting from : \_\_\_\_\_  
 up to : \_\_\_\_\_

Balance shall be paid in CASH/ BANK FINANCING 2,871,651.20  
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.		89,656.29
* monthly amortization @ 8% fixed rate for 5 years.		58,226.73
* monthly amortization @ 10% fixed rate for 10 years.		37,949.08
* monthly amortization @ 11.25% fixed rate for 15 years.		33,091.32
* monthly amortization @ 11.5% fixed rate for 20 years.		30,624.14

**TOTAL PAYMENTS : 3,194,051.20**

#### Notes: V3\_P1 |10/90/42 | V1\_P2 |12/88/42

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- List Price is VAT-inclusive where applicable,
- Prices are SUBJECT to change without prior notice,
- Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this term sheet,
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- Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- 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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Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer