



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	REQUIRED
Address	:	REQUIRED
Contact No.	:	REQUIRED
Date	:	January 31, 2023

Unit Details	
Project	CSM03 - Casa Mira Coast - Sibulan
RO / Unit	P113.108
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 13 / Lot: 108
Details	A1 END FA: 38.01 LA : 66
List Price	1,989,100.45
Sales Category	1-New Sale
Adjacent Units	No, Single Unit

A. Computations (DP from TCP spread over 11 mos.)

List Price:	1,989,100.45
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Additional charges:	
Transfer & Registration charges	169,346.03
Total charges :	169,346.03
TOTAL CONTRACT PRICE :	2,158,446.48

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date: January 31, 2023	
8% Downpayment from TCP, net of reservation fee	165,000.00
spread over 11 months @ 15,000.00 per month	
starting from :	
up to :	
2% Lump-Sum Payment from TCP	43.200.00
Due on :	
Balance shall be paid in CASH / Bank financing	1,942,246.48
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	60,639.20
* monthly amortization @ 8% fixed rate for 5 years.	39,381.76
* monthly amortization @ 10% fixed rate for 10 years.	25,666.93
* monthly amortization @ 11.25% fixed rate for 15 years.	22,381.37
* monthly amortization @ 11.5% fixed rate for 20 years.	20,712.69
TOTAL PAYMENTS :	2,158,446.48

Notes: V5 |10/90/12 2022

- 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
- Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, MRI, 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