



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	P121.023
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 21 / Lot: 23
Details	C2 MID FA: 58.07 LA : 60
List Price	2,834,803.61
Sales Category	1-New Sale
Adjacent Units	No, Single Unit

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

List Price:	2,834,803.61
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Additional charges:	
Transfer & Registration charges	276,784.29
Total charges :	<u>276,784.29</u>
	<u>3,111,587.90</u>
TOTAL CONTRACT PRICE :	<u>3,111,587.90</u>

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date: January 31, 2023	
8% Downpayment from TCP, net of reservation fee	242,000.00
spread over 11 months @ 22,000.00 per month	
starting from :	
up to :	
2% Lump-Sum Pavment from TCP	62,300.00
Due on :	
Balance shall be paid in CASH / Bank financing	2,799,287.90
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	87,397.03
* monthly amortization @ 8% fixed rate for 5 years.	56,759.47
* monthly amortization @ 10% fixed rate for 10 years.	36,992.80
* monthly amortization @ 11.25% fixed rate for 15 years.	32,257.44
* monthly amortization @ 11.5% fixed rate for 20 years.	29,852.44
TOTAL PAYMENTS :	<u>3,111,587.90</u>

Notes: V5 |10/90/12 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
7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, MRI, 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:
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