



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	P124.028
House Availment	TOWNHOUSE
Phase / Block / Lot	Block: 24 / Lot: 28
Details	B1 END FA: 44.54 LA : 78
List Price	2,655,436.33
Sales Category	1-New Sale
Adjacent Units	No, Single Unit

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

List Price:	2,655,436.33	
	2,655,436.33	2,655,436.33
Additional charges:		
Transfer & Registration charges	262,434.91	
Total charges :		262,434.91
TOTAL CONTRACT PRICE :		2,917,871.24

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date: January 31, 2023	
8% Downpayment from TCP, net of reservation fee	225,500.00
spread over 11 months @ 20,500.00 per month	
starting from :	
up to :	
2% Lump-Sum Payment from TCP	58,400.00
Due on :	
Balance shall be paid in CASH / Bank financing	2,625,971.24
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	81,985.88
* monthly amortization @ 8% fixed rate for 5 years.	53,245.23
* monthly amortization @ 10% fixed rate for 10 years.	34,702.40
* monthly amortization @ 11.25% fixed rate for 15 years.	30,260.24
* monthly amortization @ 11.5% fixed rate for 20 years.	28,004.14
TOTAL PAYMENTS :	2,917,871.24

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