



**TERM SHEET (Annex A) | CASA MIRA HOMES DANAO**

<b>Buyer's Name</b>	:	<b>SAMPLE COMPUTATION</b>
Buyer's TIN #	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email	:	REQUIRED
Date	:	April 27, 2023
<b>Unit Details</b>		
<b>Project</b>	:	<b>CSM09 - Casa Mira Homes Danao</b>
<b>RO / Unit</b>	:	<b>P104.016</b>
House Model	:	<b>TOWNHOUSE A</b>
Phase / Block / Lot	:	Phase 1 / Block: 4 / Lot: 16
Details	:	A   MID   FA: 42.08   LA : 48
List Price	:	<b>2,236,000.00</b>
Sales Category	:	<b>1-New Sale</b>
Adjacent Units	:	<b>No, Single Unit</b>

**A. Computations (DP from TCP spread over 42 mos.)**

List Price:	<b>2,236,000.00</b>
	<u>2,236,000.00</u>
	<b>2,236,000.00</b>
Additional charges:	
Transfer & Registration charges	178,880.00
	Total charges : <u>178,880.00</u>
	<b>TOTAL CONTRACT PRICE : <u><u>2,414,880.00</u></u></b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>10,000.00</b>
Reservation Date:	
<b>12% Downpayment from TCP, net of reservation fee</b>	<b>281,400.00</b>
spread over 42 months @ <u>6,700.00</u> per month	
starting from : _____	
up to : _____	
<b>Balance shall be paid in CASH/ BANK FINANCING</b>	<b>2,123,480.00</b>
before move-in or upon turnover of the unit whichever is earlier	
<b>Monthly Amortization:</b>	
* monthly amortization @ 7.75% fixed rate for 3 years.	66,297.52
* monthly amortization @ 8% fixed rate for 5 years.	43,056.52
* monthly amortization @ 10% fixed rate for 10 years.	28,061.94
* monthly amortization @ 11.25% fixed rate for 15 years.	24,469.81
* monthly amortization @ 11.5% fixed rate for 20 years.	22,645.42
	<u>2,414,880.00</u>
<b>TOTAL PAYMENTS :</b>	<b><u><u>2,414,880.00</u></u></b>

**Notes: V1\_P1 |15/85/42**

- 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,
- 7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage,
- 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:
<b>Filipino D. Paular</b>	<b>Adorah Ouano</b>	<b>Marie Rose Yulo</b>	<b>Jose Franco B. Soberano</b>	<b>Sample Computation</b>
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	<b>Buyer</b>