



TERM SHEET (Annex A) | CASA MIRA HOMES DANAO

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email Address	:	REQUIRED
Date	:	May 2, 2023
Unit Details		
Project	:	CSM09 - Casa Mira Homes Danao
RO / Unit	:	P110.020
House Model	:	TOWNHOUSE A
Phase / Block / Lot	:	Phase 1 / Block: 10 / Lot: 20
Details	:	A END FA: 42.18 LA : 103
List Price	:	3,384,409.00
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

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

List Price:	3,384,409.00
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Additional charges:	
Transfer & Registration charges	270,752.72
	Total charges : <u>270,752.72</u>
	TOTAL CONTRACT PRICE : <u><u>3,655,161.72</u></u>

B. Payment Terms

Reservation Fee	10,000.00
Reservation Date:	
12% Downpayment from TCP, net of reservation fee	432,600.00
spread over 42 months @ <u>10,300.00</u> per month	
starting from : _____	
up to : _____	
Balance shall be paid in CASH/ BANK FINANCING	3,212,561.72
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	100,299.92
* monthly amortization @ 8% fixed rate for 5 years.	65,139.17
* monthly amortization @ 10% fixed rate for 10 years.	42,454.24
* monthly amortization @ 11.25% fixed rate for 15 years.	37,019.78
* monthly amortization @ 11.5% fixed rate for 20 years.	34,259.71
	<u>3,655,161.72</u>
TOTAL PAYMENTS :	<u><u>3,655,161.72</u></u>

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:
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