



TERM SHEET (Annex A) | CASA MIRA HOMES ORMOC

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	required
Address	:	Ormoc City, Leyte
Contact No. / Email Address	:	053...
Date Printed	:	August 19, 2021

Unit Details	:	
Project	:	CSM06 - Casa Mira Homes Ormoc
RO / Unit	:	P128.05D
House Model	:	SINGLE-DETACHED
Phase / Block / Lot	:	Phase 2 / Block: 28 / Lot: 5 & 6
Details	:	D   SD   FA: 53.24   LA : 114
List Price	:	3,111,009.39
Sales Category	:	1-New Sale

A. Computations (DP spread over 42 mos.)

List Price:	3,111,009.39	
	3,111,009.39	3,111,009.39
Additional charges:		
Transfer & Registration charges	319,880.75	
Total charges :		319,880.75
TOTAL CONTRACT PRICE :		3,430,890.14

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	August 19, 2021
12% Downpayment, net of reservation fee	361,200.00
spread over 42 months @	8,600.00 per month
starting from :	September 19, 2021
up to :	February 19, 2025
88% Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	2,734,809.39
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	85,383.93
* monthly amortization @ 8% fixed rate for 5 years.	55,452.07
* monthly amortization @ 10% fixed rate for 10 years.	36,140.71
* monthly amortization @ 11.25% fixed rate for 15 years.	31,514.43
* monthly amortization @ 11.5% fixed rate for 20 years.	29,164.82
Transfer & Registration charges before move-in or upon turnover of the unit whichever is earlier	319,880.75
TOTAL PAYMENTS :	3,430,890.14

Notes: V2\_P1 |12/88/42

- 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/internet connections,
- 7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- 8 Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Glezy Jean Turija	Adorah Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer