



TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN : **REQUIRED**
 Address : **REQUIRED**
 Contact No. / Email : **REQUIRED**
 Address : **REQUIRED**
 Date Printed : **March 27, 2023**
Unit Details
 Project : **CMT05 - Casa Mira Towers - Mandaue**
 RO / Unit : **T307.003**
 Sales Category : **1-New Sale**
 Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T3.703	7TH FLOOR	UNIT 703 ST-B2 23.31 sqm.	3,046,548.48
			3,046,548.48

A. Computations (DP from TCP so 42 months @ 0% interest)

List Price:	3,046,548.48
	3,046,548.48
	3,046,548.48
Additional charges:	
Transfer & Registration charges	243,723.88
	243,723.88
TOTAL CONTRACT PRICE :	3,290,272.36

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	323,400.00
spread over 42 months @ 7,700.00 per month	
starting from : _____	
up to : _____	
Balance shall be paid in CASH / Bank financing	2,958,872.36
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization: * monthly amortization @ 5.25% fixed rate for 1 years. 253,640.72 * monthly amortization @ 6% fixed rate for 3 years. 90,014.63 * monthly amortization @ 6.5% fixed rate for 5 years. 57,893.74 * monthly amortization @ 7% fixed rate for 10 years. 34,355.02 * monthly amortization @ 9.5% fixed rate for 15 years. 30,897.28	
TOTAL PAYMENTS :	3,290,272.36

Notes: V1_T1|V3_T2|V4_T3&T4 | V1_PARK |10/90/42/48/60 2023

- 1 Reservation fee is NON-refundable and NON-transferable.
- 2 Pricelist 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 pricelist.
- 5 ALL checks should be made payable to **Cebu Landmasters, Inc.**
- 6 Pricelist does NOT include move-in charges, applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections, association dues,
- 7 Price 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.
- 9 Promo discount availment if applicable, is subject to DOU terms & conditions.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Geralyn N. Jimenez Sales Admin Officer	Adorah Y. Ouano Sales Admin Manager	Marie Rose C. Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	Sample Computation Buyer