



TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN : **REQUIRED**
Address : **REQUIRED**
Contact No. / Email : **REQUIRED**
Address : **REQUIRED**
Date Printed : **March 23, 2023**

Unit Details
Project : **CMT05 - Casa Mira Towers - Mandaue**
RO / Unit : **T307.006**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T3.706	7TH FLOOR	UNIT 706 1BR-E1 35.67 sqm.	4,605,597.89
			4,605,597.89

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

List Price:	4,605,597.89
	<u>4,605,597.89</u>
	4,605,597.89
Additional charges:	
Transfer & Registration charges	368,447.83
	<u>368,447.83</u>
	TOTAL CONTRACT PRICE : 4,974,045.72

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	491,400.00
spread over 42 months @ <u>11,700.00</u> per month	
starting from : _____	
up to : _____	
Balance shall be paid in CASH / Bank financing	4,474,645.72
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	383,575.98
* monthly amortization @ 6% fixed rate for 3 years.	136,127.39
* monthly amortization @ 6.5% fixed rate for 5 years.	87,551.58
* monthly amortization @ 7% fixed rate for 10 years.	51,954.43
* monthly amortization @ 9.5% fixed rate for 15 years.	46,725.36
	<u>4,974,045.72</u>

Notes: V1 T1|V3 T2|V4 T3&T4 | V1 PARK |10/90/42/48/60 2023

- Reservation fee is NON-refundable and NON-transferable,
- Pricelist is VAT-inclusive where applicable,
- Prices are SUBJECT to change without prior notice,
- Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this pricelist.
- ALL checks should be made payable to **Cebu Landmasters, Inc.**,
- 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,
- Price EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
- Promo discount availment if applicable, is subject to DOU terms & conditions.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Gerilyn 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