



TERM SHEET (Annex A)

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN : required
Address : Cebu City
Contact No. / Email Address : 032...
Date Printed :

Unit Details
Project : MVR01 - Mesaverte Residences
RO / Unit : t202.00a
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.Unit No	Level	Unit description	List Price
T2.2A	2nd Floor	UNIT 2A 1BR 39.61 sqm.	3,991,339.96

3,991,339.96

A. Computations (10% DP so 12 months @ 0% interest)

List Price:	3,991,339.96
	3,991,339.96
	3,991,339.96
Additional charges:	
Transfer & Registration charges	319,307.20
Total charges :	319,307.20
TOTAL CONTRACT PRICE :	4,310,647.15

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	416,400.00
spread over 12 months @ 34,700.00 per month	
starting from :	
up to :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	3,879,247.15
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	332,537.18
* monthly amortization @ 6% fixed rate for 3 years.	118,014.21
* monthly amortization @ 6.5% fixed rate for 5 years.	75,901.92
* monthly amortization @ 7% fixed rate for 10 years.	45,041.35
* monthly amortization @ 9.5% fixed rate for 15 years.	40,508.06
TOTAL PAYMENTS :	4,310,647.15

Notes: V10_T1&T2 | V6_T3 | V2_PARK |10/90/12 2022

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:
Mitchelle Jean S. Barrete	Adorah Y. Ouano	Marie Rose C. Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO	Buyer



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Unit Details
Project : MVR01 - Mesaverte Residences
RO / Unit : t303.00q
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.Unit No	Level	Unit description	List Price
T3.3Q	3rd Floor	UNIT 3Q 1BR 39.1 sqm.	4,028,580.77

4,028,580.77

A. Computations (10% DP so 12 months @ 0% interest)

List Price:	4,028,580.77
	4,028,580.77
	4,028,580.77

Additional charges:	
Transfer & Registration charges	322,286.46
Total charges :	322,286.46

TOTAL CONTRACT PRICE : 4,350,867.23

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	421,200.00
spread over 12 months @ 35,100.00 per month	
starting from :	
up to :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	3,914,667.23
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	335,573.46
* monthly amortization @ 6% fixed rate for 3 years.	119,091.76
* monthly amortization @ 6.5% fixed rate for 5 years.	76,594.96
* monthly amortization @ 7% fixed rate for 10 years.	45,452.61
* monthly amortization @ 9.5% fixed rate for 15 years.	40,877.92

TOTAL PAYMENTS : 4,350,867.23

Notes: V10_T1&T2 | V6_T3 | V2_PARK |10/90/12 2022

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Unit Details
Project : MVR01 - Mesaverte Residences
RO / Unit : t106.00h
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.Unit No	Level	Unit description	List Price
T1.6H	6th Floor	UNIT 6H 1BR 39.61 sqm.	4,045,937.75

4,045,937.75

A. Computations (10% DP so 12 months @ 0% interest)

List Price:	4,045,937.75
	4,045,937.75
	4,045,937.75
Additional charges:	
Transfer & Registration charges	323,675.02
Total charges :	323,675.02
TOTAL CONTRACT PRICE :	4,369,612.77

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	422,400.00
spread over 12 months @ 35,200.00 per month	
starting from :	
up to :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	3,932,212.77
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	337,077.50
* monthly amortization @ 6% fixed rate for 3 years.	119,625.53
* monthly amortization @ 6.5% fixed rate for 5 years.	76,938.26
* monthly amortization @ 7% fixed rate for 10 years.	45,656.32
* monthly amortization @ 9.5% fixed rate for 15 years.	41,061.14
TOTAL PAYMENTS :	4,369,612.77

Notes: V10_T1&T2 | V6_T3 | V2_PARK |10/90/12 2022

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8	Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
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Project : MVR01 - Mesaverte Residences
RO / Unit : t114.00m
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr.Unit No	Level	Unit description	List Price
T1.14M	14th Floor	UNIT 14M 1BR 39.77 sqm.	4,253,570.64

4,253,570.64

A. Computations (10% DP so 12 months @ 0% interest)

List Price:	4,253,570.64
	4,253,570.64
	4,253,570.64
Additional charges:	
Transfer & Registration charges	340,285.65
Total charges :	340,285.65
TOTAL CONTRACT PRICE :	4,593,856.29

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	445,200.00
spread over 12 months @ 37,100.00 per month	
starting from :	
up to :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	4,133,656.29
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	354,345.66
* monthly amortization @ 6% fixed rate for 3 years.	125,753.83
* monthly amortization @ 6.5% fixed rate for 5 years.	80,879.73
* monthly amortization @ 7% fixed rate for 10 years.	47,995.25
* monthly amortization @ 9.5% fixed rate for 15 years.	43,164.66
TOTAL PAYMENTS :	4,593,856.29

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