



TERM SHEET (Annex A)

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email	:	REQUIRED
Address	:	REQUIRED
Date Printed	:	March 29, 2023

Unit Details	:	
Project	:	MVR01 - Mesaverte Residences
RO / Unit	:	T202.00G
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T2.	2G	2nd Floor	UNIT 2G Studio 20.68 sqm.	2,474,009.61

2,474,009.61

A. Computations (15% DP so 18 months @ 0% interest)

List Price:	2,474,009.61
Add 12% VAT :	296,881.15
	2,770,890.77
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Additional charges:	
Transfer & Registration charges	221,671.26
Total charges :	221,671.26
TOTAL CONTRACT PRICE :	2,992,562.03

B. Payment Terms

Reservation Fee	15,000.00
Reservation Date:	
15% Downpayment from TCP, net of reservation fee	435,600.00
spread over 18 months @ 24,200.00 per month	
starting from :	
up to :	
Balance shall be paid in CASH / Bank financing	2,541,962.03
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	217,902.30
* monthly amortization @ 6% fixed rate for 3 years.	77,331.41
* monthly amortization @ 6.5% fixed rate for 5 years.	49,736.41
* monthly amortization @ 7% fixed rate for 10 years.	29,514.33
* monthly amortization @ 9.5% fixed rate for 15 years.	26,543.79
TOTAL PAYMENTS :	2,992,562.03

Notes: V11_T1&T2 | V7_T3 | V2_PARK |10/90/18 2022

- 1
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- 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:
Althea Rendal	Adorah Y. Ouano	Marie Rose C. Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manağ	VP - Sales	COO	Buyer