

TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN : REQUIRED
 Address : REQUIRED
 Contact No. : REQUIRED
 Date Printed : January 17, 2023

Unit Details
 Project : MVR02 - Mesavirre Garden Residences
 RO / Unit : T114.015
 Sales Category : 1-New Sale
 Adjacent Units : No, Single Unit

Unit No	Level	Unit description	List Price
T1.1415	14th Floor	ST - A1 SE 22 sqm.	2,882,090.73
			2,882,090.73

A. Computations (DP from TCP so 11 months @ 0% interest)

List Price: 2,882,090.73
2,882,090.73
2,882,090.73

Additional charges:
 Transfer & Registration charges 230,567.26
 Total charges : 230,567.26

TOTAL CONTRACT PRICE : 3,112,657.99

B. Payment Terms

Reservation Fee 8,000.00
 Reservation Date: January 17, 2023

8% Downpayment from TCP, net of reservation fee 242,000.00
 spread over 11 months @ 22,000.00 per month
 starting from : _____
 up to : _____

2% Lump-Sum Payment from TCP 62,300.00
 Due on : _____

Balance shall be paid in CASH / Bank financing 2,800,357.99
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:		
* monthly amortization @ 6.5% fixed rate for 3 years.		85,828.18
* monthly amortization @ 6.88% fixed rate for 5 years.		55,292.04
* monthly amortization @ 8.5% fixed rate for 10 years.		34,720.43
* monthly amortization @ 11% fixed rate for 15 years.		31,828.78
* monthly amortization @ 11.5% fixed rate for 20 years.		29,863.85

TOTAL PAYMENTS : 3,112,657.99

Notes: V8_T1 | V6_T2&T3 | V3_PARK 15/85/18 2022

- 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: Mark Maria Gayte Checked by: Ma Belle Saguban Noted by: Marie Rose C. Yulo Approved by: Jose Franco B. Soberano Conformed: Sample Computation
 Sales Admin Staff Sales Admin Supervisor VP - Sales COO Buyer

TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN : **REQUIRED**
 Address : **REQUIRED**
 Contact No. : **REQUIRED**
 Date Printed : **December 9, 2022**

Unit Details
 Project : **MVR02 - Mesavirre Garden Residences**
 RO / Unit : **t306.015**
 Sales Category : **1-New Sale**
 Adjacent Units : **No, Single Unit**

Unit No	Level	Unit description	List Price
T3.615	6th Floor	ST - A1 SE 22 sqm.	2,807,563.06

2,807,563.06

A. Computations (DP from TCP so 11 months @ 0% interest)

List Price: **2,807,563.06**
2,807,563.06
2,807,563.06

Additional charges:
 Transfer & Registration charges **224,605.05**
 Total charges : **224,605.05**

TOTAL CONTRACT PRICE : 3,032,168.11

B. Payment Terms

Reservation Fee **8,000.00**
 Reservation Date: **December 9, 2022**

8% Downpayment from TCP, net of reservation fee **235,400.00**
 spread over 11 months @ **21,400.00** per month
 starting from : _____
 up to : _____

2% Lump-Sum Payment from TCP **60,700.00**
 Due on : _____

Balance shall be paid in CASH / Bank financing **2,728,068.11**
 before move-in or upon turnover of the unit whichever is earlier

Monthly Amortization:	
* monthly amortization @ 6.5% fixed rate for 3 years.	83,612.57
* monthly amortization @ 6.88% fixed rate for 5 years.	53,864.70
* monthly amortization @ 8.5% fixed rate for 10 years.	33,824.14
* monthly amortization @ 11% fixed rate for 15 years.	31,007.14
* monthly amortization @ 11.5% fixed rate for 20 years.	29,092.93

TOTAL PAYMENTS : 3,032,168.11

Notes: V8 T1 | V6 T2&T3 | V3 PARK 15/85/18 2022

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- 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: **Karla Marie Gayte** Sales Admin Staff
 Checked by: **Mabelle Saguban** Sales Admin Supervisor
 Noted by: **Marie Rose C. Yulo** VP - Sales
 Approved by: **Jose Franco B. Soberano** COO
 Conforms: **Sample Computation** Buyer

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Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN : REQUIRED
Address : REQUIRED
Contact No. : REQUIRED
Date Printed : _____

Unit Details
Project : MVR02 - Mesavirre Garden Residences
RO / Unit : t318.005
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Unit No	Level	Unit description	List Price
T3.1805	18th Floor	1BR – B3 NW 30.8 sqm.	4,105,017.52
			<u>4,105,017.52</u>

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

List Price:	<u>4,105,017.52</u>	
	<u>4,105,017.52</u>	<u>4,105,017.52</u>
Additional charges:		
Transfer & Registration charges	328,401.40	
	Total charges :	<u>328,401.40</u>
TOTAL CONTRACT PRICE :		<u>4,433,418.92</u>

B. Payment Terms

Reservation Fee	8,000.00	
Reservation Date:		
10% Downpayment from TCP, net of reservation fee	435,600.00	
spread over 12 months @ <u>36,300.00</u> 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	3,989,818.92	
Monthly Amortization:		
* monthly amortization @ 6.5% fixed rate for 3 years.	122,283.97	
* monthly amortization @ 6.88% fixed rate for 5 years.	78,777.50	
* monthly amortization @ 8.5% fixed rate for 10 years.	49,468.04	
* monthly amortization @ 11% fixed rate for 15 years.	45,348.16	
* monthly amortization @ 11.5% fixed rate for 20 years.	42,548.61	
TOTAL PAYMENTS :		<u>4,433,418.92</u>

Notes: V8_T1 | V6_T2&T3 | V3_PARK 15/85/18 2022

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- 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:
Rian Mar C. Torres	Mabelle Saguban	Marie Rose C. Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Supervisor	VP - Sales	COO	Buyer