



TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN : REQUIRED
Address : REQUIRED
Contact No. / Email : REQUIRED
Date Printed : April 27, 2023

Unit Details
Project : **MGR03 - Mivela Garden Residences**
RO / Unit : **T102.025**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T102.025	TOWER 1, 2ND FLOOR	1 BR UNIT 47.76 SQM.	6,075,926.24
			<u>6,075,926.24</u>

A. Computations : (PAG-IBIG Financing)

List Price:	6,075,926.24
	<u>6,075,926.24</u>
	<u>6,075,926.24</u>
Additional charges:	
Transfer & Registration charges	668,351.89
Total charges :	<u>668,351.89</u>
TOTAL CONTRACT PRICE :	<u>6,744,278.13</u>

B. Payment Terms

Reservation Fee **8,000.00**
 Reservation Date: _____

Down payment (net of reservation fee) **739,200.00**
spread over 42 months @ 17,600.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **5,997,078.13**
before move-in or upon turnover of the unit

Loan term no. of years	3-Year Fixing		5-Year Fixing	
	6.375%	GMI	6.625%	GMI
5	116,988.91	389,963.04	117,691.17	392,303.89
10	67,714.81	225,716.03	68,477.65	228,258.82
12	59,692.92	198,976.40	60,480.52	201,601.73
15	51,829.77	172,765.90	52,653.97	175,513.24
20	44,272.37	147,574.56	45,155.03	150,516.76
25	40,025.53	133,418.45	40,962.37	136,541.22
30	37,413.97	124,713.22	38,399.95	127,999.83

TOTAL PAYMENTS : **6,744,278.13**

Notes: V4_T1&T2 ; 42| V3_T3 & V2_T4 ; 48| V2_PARK | 10/90 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,
- 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:
Filipino D. Paular Sales Admin Staff	Adorah Y. Ouano Sales Admin Manager	Marie Rose C. Yulc VP - Sales	Jose Franco B. Soberano COO	Sample Computation Buyer