



**TERM SHEET (Annex A)**

**Buyer's Name** : **SAMPLE COMPUTATION**  
 Buyer's TIN : **REQUIRED**  
 Address : **REQUIRED**  
 Contact No. / Email Address : **REQUIRED**  
 Date Printed : April 24, 2023

**Details**  
**Project** : **MGR03 - Mivela Garden Residences**  
**RO / Unit** : **T103.015**  
**Sales Category** : **1-New Sale**  
**Adjacent Units** : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T1.315	Tower 1, 3Rd Floor	STUDIO UNIT   20 SQM.	2,639,045.71
			<b>2,639,045.71</b>

**A. Computations ( Installment down payment )**

List Price:	2,639,045.71
	<u>2,639,045.71</u>
	<b>2,639,045.71</b>
Additional charges: Transfer & Registration charges	211,123.66
	<u>211,123.66</u>
<b>TOTAL CONTRACT PRICE :</b>	<b><u>2,850,169.36</u></b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>8,000.00</b>
Reservation Date:	
<b>10% Downpayment from TCP, net of reservation fee</b>	<b>277,200.00</b>
spread over 42 months @ <b>6,600.00</b> per month	
starting from :	
up to :	
<b>Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>2,564,969.36</b>
<b>Monthly Amortization:</b>	
* monthly amortization @ 5.25% fixed rate for 1 years.	219,874.54
* monthly amortization @ 6% fixed rate for 3 years.	78,031.34
* monthly amortization @ 6.5% fixed rate for 5 years.	50,186.57
* monthly amortization @ 7% fixed rate for 10 years.	29,781.47
* monthly amortization @ 9.5% fixed rate for 15 years.	26,784.04
<b>TOTAL PAYMENTS :</b>	<b><u>2,850,169.36</u></b>

**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 re
- 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:
<b>Filipino D. Paular</b>	<b>Adorah Y. Ouano</b>	<b>Marie Rose C. Yulo</b>	<b>Jose Franco B. Soberano</b>	<b>SAMPLE COMPUTATION</b>
Sales Admin Officer	Sales Admin Manager	VP - Sales	COO / EVP	<b>Buyer</b>