



TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN : REQUIRED
Address : REQUIRED
Contact No. / Email : REQUIRED
Date Printed : April 28, 2023

Unit Details
Project : **MGR03 - Mivela Garden Residences**
RO / Unit : **T103.016**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T103.016	TOWER 1, 3RD FLOOR	STUDIO UNIT 20 SQM.	2,639,045.71
			<u>2,639,045.71</u>

A. Computations : (PAG-IBIG Financing)

List Price:	2,639,045.71
	<u>2,639,045.71</u>
	<u>2,639,045.71</u>
Additional charges:	
Transfer & Registration charges	290,295.03
Total charges :	<u>290,295.03</u>
TOTAL CONTRACT PRICE :	<u>2,929,340.73</u>

B. Payment Terms

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

Down payment (net of reservation fee) **424,200.00**
spread over 42 months @ 10,100.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **2,497,140.73**
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	48,713.35	162,377.84	49,005.77	163,352.55
10	28,195.97	93,986.55	28,513.61	95,045.35
12	24,855.71	82,852.36	25,183.66	83,945.53
15	21,581.55	71,938.49	21,924.74	73,082.47
20	18,434.70	61,449.00	18,802.23	62,674.11
25	16,666.35	55,554.49	17,056.44	56,854.79
30	15,578.91	51,929.70	15,989.47	53,298.22

TOTAL PAYMENTS : **2,929,340.73**

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