



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 : **T105.01B**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T105.01B	TOWER 1, 5TH FLOOR	STUDIO UNIT 26.69 SQM.	3,525,882.66
			<u>3,525,882.66</u>

A. Computations : (PAG-IBIG Financing)

List Price:	<u>3,525,882.66</u>
	<u>3,525,882.66</u>
	<u>3,525,882.66</u>
Additional charges:	
Transfer & Registration charges	387,847.09
Total charges :	<u>387,847.09</u>
TOTAL CONTRACT PRICE :	<u>3,913,729.75</u>

B. Payment Terms

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

Down payment (net of reservation fee) **1,407,000.00**
spread over 42 months @ 33,500.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **2,498,729.75**
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	48,744.35	162,481.17	49,036.95	163,456.50
10	28,213.91	94,046.36	28,531.75	95,105.83
12	24,871.52	82,905.08	25,199.68	83,998.95
15	21,595.28	71,984.27	21,938.69	73,128.97
20	18,446.43	61,488.10	18,814.20	62,713.99
25	16,676.95	55,589.84	17,067.29	56,890.97
30	15,588.82	51,962.74	15,999.64	53,332.13

TOTAL PAYMENTS : **3,913,729.75**

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. Yul VP - Sales	Jose Franco B. Soberano COO	Sample Computation Buyer