



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 : **T109.010**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T109.010	TOWER 1, 9TH FLOOR	STUDIO UNIT 26 SQM.	3,393,036.95
			3,393,036.95

A. Computations : (PAG-IBIG Financing)

List Price:	3,393,036.95
	3,393,036.95
	3,393,036.95
Additional charges:	
Transfer & Registration charges	373,234.06
Total charges :	373,234.06
TOTAL CONTRACT PRICE :	3,766,271.01

B. Payment Terms

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

Down payment (net of reservation fee) **1,260,000.00**
spread over 42 months @ 30,000.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **2,498,271.01**
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	48,735.40	162,451.34	49,027.95	163,426.49
10	28,208.73	94,029.09	28,526.51	95,088.37
12	24,866.96	82,889.86	25,195.06	83,983.52
15	21,591.32	71,971.05	21,934.66	73,115.55
20	18,443.04	61,476.81	18,810.74	62,702.48
25	16,673.89	55,579.64	17,064.16	56,880.53
30	15,585.96	51,953.20	15,996.70	53,322.34

TOTAL PAYMENTS : 3,766,271.01

Notes: V4_T1&T2 ; 42| V3_T3 & V2_T4 ; 48| V2_PARK | 10/90 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,
- 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:
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