



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 : **T204.018**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T204.018	TOWER 2, 4TH FLOOR	1 BR UNIT 55.31 SQM.	7,082,880.25
			7,082,880.25

A. Computations : (PAG-IBIG Financing)

List Price:	7,082,880.25
	<u>7,082,880.25</u>
	7,082,880.25
Additional charges:	
Transfer & Registration charges	779,116.83
Total charges :	<u>779,116.83</u>
	7,861,997.08
TOTAL CONTRACT PRICE :	<u>7,861,997.08</u>

B. Payment Terms

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

Down payment (net of reservation fee) **1,856,400.00**
spread over 42 months @ 44,200.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **5,997,597.08**
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	116,999.03	389,996.78	117,701.35	392,337.84
10	67,720.67	225,735.57	68,483.57	228,278.57
12	59,698.09	198,993.62	60,485.75	201,619.17
15	51,834.25	172,780.85	52,658.53	175,528.43
20	44,276.20	147,587.33	45,158.93	150,529.78
25	40,029.00	133,429.99	40,965.91	136,553.04
30	37,417.20	124,724.01	38,403.27	128,010.90

TOTAL PAYMENTS : **7,861,997.08**

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