



**TERM SHEET (Annex A)**

**Buyer's Name** : **SAMPLE COMPUTATION**  
**Buyer's TIN** : REQUIRED  
**Address** : REQUIRED  
**Contact No. / Email** : REQUIRED  
**Date Printed** : April 26, 2023

**Unit Details**  
**Project** : **MGR03 - Mivela Garden Residences**  
**RO / Unit** : **T206.007**  
**Sales Category** : **1-New Sale**  
**Adjacent Units** : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T206.007	TOWER 2, 6TH FLOOR	STUDIO UNIT   26 SQM.	3,351,343.69
			<b>3,351,343.69</b>

**A. Computations : (PAG-IBIG Financing )**

List Price:	<b>3,351,343.69</b>
	<u>3,351,343.69</u>
	<b>3,351,343.69</b>
Additional charges:	
Transfer & Registration charges	368,647.81
Total charges :	<u>368,647.81</u>
	<b>3,719,991.50</b>
<b>TOTAL CONTRACT PRICE :</b>	<b><u>3,719,991.50</u></b>

**B. Payment Terms**

**Reservation Fee** **8,000.00**  
 Reservation Date: \_\_\_\_\_

**Down payment (net of reservation fee)** **1,213,800.00**  
**spread over 42 months @ 28,900.00 per month**

starting from : \_\_\_\_\_  
 up to : \_\_\_\_\_

**Balance shall be paid through PAG-IBIG financing** **2,498,191.50**  
**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	48,733.85	162,446.17	49,026.39	163,421.29
10	28,207.83	94,026.10	28,525.60	95,085.34
12	24,866.17	82,887.22	25,194.26	83,980.85
15	21,590.63	71,968.76	21,933.97	73,113.22
20	18,442.46	61,474.86	18,810.14	62,700.48
25	16,673.36	55,577.87	17,063.62	56,878.72
30	15,585.46	51,951.55	15,996.19	53,320.65

**TOTAL PAYMENTS :** **3,719,991.50**

**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:
<b>Filipino D. Paular</b> Sales Admin Staff	<b>Adorah Y. Ouano</b> Sales Admin Manager	<b>Marie Rose C. Yulc</b> VP - Sales	<b>Jose Franco B. Soberano</b> COO	<b>Sample Computation Buyer</b>