

TERM SHEET (Annex A)

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email Address	:	REQUIRED
Date Printed	:	April 1, 2023
Details		
Project	:	MGR03 - Mivela Garden Residences
RO / Unit	:	T206.009
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

Twr.Unit No	Level	Unit description	List Price	
T2.609	Tower 2, 6Th Floor	1 BR UNIT 62.16 SQM.	6,915,820.87	6,915,820.87

A. Computations (Installment down payment)

List Price:	6,915,820.87	
	<u>6,915,820.87</u>	6,915,820.87
Additional charges: Transfer & Registration charges		553,265.67
TOTAL CONTRACT PRICE :		7,469,086.54

B. Payment Terms

Reservation Fee		8,000.00
Reservation Date:		
10% Downpayment from TCP, net of reservation fee		739,200.00
spread over 42 months @	<u>17,600.00</u>	per month
starting from :	_____	
up to :	_____	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier		6,721,886.54
Monthly Amortization:		
* monthly amortization @ 5.25% fixed rate for 1 years.		576,214.17
* monthly amortization @ 6% fixed rate for 3 years.		204,492.81
* monthly amortization @ 6.5% fixed rate for 5 years.		131,521.43
* monthly amortization @ 7% fixed rate for 10 years.		78,046.80
* monthly amortization @ 9.5% fixed rate for 15 years.		70,191.60
TOTAL PAYMENTS :		7,469,086.54

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 insurance, etc..
- 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:
Geralyn N. Jimenez Sales Admin Officer	Adorah Y. Ouano Sales Admin Manager	Marie Rose C. Yulo VP - Sales	Jose Franco B. Soberano COO / EVP	SAMPLE COMPUTATION Buyer