



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 : **T208.023**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

| Twr.Unit No | Level | Unit description | List Price |
|-------------|--------------------|------------------------|---------------------|
| T208.023 | TOWER 2, 8TH FLOOR | 1 BR UNIT 53.28 SQM. | 6,949,047.19 |
| | | | 6,949,047.19 |

A. Computations : (PAG-IBIG Financing)

| | |
|---------------------------------|---------------------|
| List Price: | 6,949,047.19 |
| | 6,949,047.19 |
| | 6,949,047.19 |
| Additional charges: | |
| Transfer & Registration charges | 764,395.19 |
| Total charges : | 764,395.19 |
| TOTAL CONTRACT PRICE : | 7,713,442.38 |

B. Payment Terms

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

Down payment (net of reservation fee) **1,709,400.00**
spread over 42 months @ 40,700.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **5,996,042.38**
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 | 116,968.71 | 389,895.69 | 117,670.84 | 392,236.13 |
| 10 | 67,703.12 | 225,677.05 | 68,465.82 | 228,219.40 |
| 12 | 59,682.61 | 198,942.04 | 60,470.07 | 201,566.91 |
| 15 | 51,820.82 | 172,736.06 | 52,644.88 | 175,482.93 |
| 20 | 44,264.72 | 147,549.07 | 45,147.23 | 150,490.76 |
| 25 | 40,018.62 | 133,395.40 | 40,955.29 | 136,517.64 |
| 30 | 37,407.50 | 124,691.68 | 38,393.32 | 127,977.72 |

TOTAL PAYMENTS : **7,713,442.38**

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 |