



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 : **T211.031**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T211.031	TOWER 2, 11TH FLOOR	1 BR UNIT 47.76 SQM.	6,371,334.42
			6,371,334.42

A. Computations : (PAG-IBIG Financing)

List Price:	6,371,334.42
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	6,371,334.42
Additional charges:	
Transfer & Registration charges	700,846.79
Total charges :	700,846.79
TOTAL CONTRACT PRICE :	7,072,181.21

B. Payment Terms

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

Down payment (net of reservation fee) **1,066,800.00**
spread over 42 months @ 25,400.00 per month

starting from : _____
 up to : _____

Balance shall be paid through PAG-IBIG financing **5,997,381.21**
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	116,994.82	389,982.75	117,697.11	392,323.71
10	67,718.23	225,727.44	68,481.11	228,270.36
12	59,695.94	198,986.46	60,483.57	201,611.92
15	51,832.39	172,774.63	52,656.63	175,522.11
20	44,274.61	147,582.02	45,157.31	150,524.36
25	40,027.56	133,425.19	40,964.44	136,548.12
30	37,415.86	124,719.52	38,401.89	128,006.30

TOTAL PAYMENTS : **7,072,181.21**

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