

**TERM SHEET (Annex A)**

<b>Buyer's Name</b>	:	<b>SAMPLE COMPUTATION</b>
Buyer's TIN	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email Address	:	REQUIRED
Date Printed	:	April 1, 2023
<b>Details</b>		
<b>Project</b>	:	<b>MGR03 - Mivela Garden Residences</b>
<b>RO / Unit</b>	:	<b>T308.001</b>
Sales Category	:	<b>1-New Sale</b>
Adjacent Units	:	<b>No, Single Unit</b>

<b>Twr.</b>	<b>Unit No</b>	<b>Level</b>	<b>Unit description</b>	<b>List Price</b>
T3.801		Tower 3   8Th Floor	1 BR UNIT   55.31 SQM.	7,574,500.56
				<b>7,574,500.56</b>

**A. Computations ( Installment down payment )**

List Price:	7,574,500.56
	<u>7,574,500.56</u>
	<b>7,574,500.56</b>
Additional charges:	
Transfer & Registration charges	605,960.04
	<u>605,960.04</u>
<b>TOTAL CONTRACT PRICE :</b>	<b>8,180,460.61</b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>8,000.00</b>
Reservation Date:	
 <b>10% Downpayment from TCP, net of reservation fee</b>	 <b>811,200.00</b>
spread over 48 months @ <u>16,900.00</u> per month	
starting from : _____	
up to : _____	
 <b>Balance shall be paid in CASH / Bank financing</b>	 <b>7,361,260.61</b>
<b>before move-in or upon turnover of the unit whichever is earlier</b>	
<b>Monthly Amortization:</b>	
* monthly amortization @ 5.25% fixed rate for 1 years.	631,022.65
* monthly amortization @ 6% fixed rate for 3 years.	223,943.81
* monthly amortization @ 6.5% fixed rate for 5 years.	144,031.52
* monthly amortization @ 7% fixed rate for 10 years.	85,470.48
* monthly amortization @ 9.5% fixed rate for 15 years.	76,868.10
	<u>7,361,260.61</u>
<b>TOTAL PAYMENTS :</b>	<b>8,180,460.61</b>

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