



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 : **T405.014**

Sales Category : **1-New Sale**

Adjacent Units : **No, Single Unit**

Twr	Unit No	Level	Unit description	List Price
T4.514		Tower 4, 5Th Floor	1 BEDROOM UNIT 47.76 SQM.	6,924,332.97
				6,924,332.97

A. Computations (Installment down payment)

List Price:	<u>6,924,332.97</u>
	<u>6,924,332.97</u>
	6,924,332.97
Additional charges:	
Transfer & Registration charges	553,946.64
TOTAL CONTRACT PRICE :	
<u>7,478,279.61</u>	

B. Payment Terms

Reservation Fee	8,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	744,000.00
spread over 48 months @ <u>15,500.00</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	6,726,279.61
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	576,590.75
* monthly amortization @ 6% fixed rate for 3 years.	204,626.46
* monthly amortization @ 6.5% fixed rate for 5 years.	131,607.38
* monthly amortization @ 7% fixed rate for 10 years.	78,097.81
* monthly amortization @ 9.5% fixed rate for 15 years.	70,237.47
 TOTAL PAYMENTS :	
<u>7,478,279.61</u>	

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 insurance, etc.,
- 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:
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