

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	:	T408.001
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

Twr.	Unit No	Level	Unit description	List Price
T4.801		Tower 4, 8Th Floor	1 BEDROOM UNIT 55.31 SQM.	8,116,699.60
				8,116,699.60

A. Computations (Installment down payment)

List Price:	8,116,699.60
	<u>8,116,699.60</u>
	8,116,699.60
Additional charges:	
Transfer & Registration charges	649,335.97
	<u>649,335.97</u>
TOTAL CONTRACT PRICE :	8,766,035.57

B. Payment Terms

Reservation Fee	8,000.00													
Reservation Date:														
10% Downpayment from TCP, net of reservation fee	868,800.00													
spread over 48 months @ <u>18,100.00</u> per month														
starting from : _____														
up to : _____														
Balance shall be paid in CASH / Bank financing	7,889,235.57													
before move-in or upon turnover of the unit whichever is earlier														
<table border="0"> <tr> <td colspan="3">Monthly Amortization:</td> </tr> <tr> <td>* monthly amortization @ 5.25% fixed rate for 1 years.</td> <td style="text-align: right;">676,281.76</td> </tr> <tr> <td>* monthly amortization @ 6% fixed rate for 3 years.</td> <td style="text-align: right;">240,005.83</td> </tr> <tr> <td>* monthly amortization @ 6.5% fixed rate for 5 years.</td> <td style="text-align: right;">154,361.95</td> </tr> <tr> <td>* monthly amortization @ 7% fixed rate for 10 years.</td> <td style="text-align: right;">91,600.71</td> </tr> <tr> <td>* monthly amortization @ 9.5% fixed rate for 15 years.</td> <td style="text-align: right;">82,381.35</td> </tr> </table>		Monthly Amortization:			* monthly amortization @ 5.25% fixed rate for 1 years.	676,281.76	* monthly amortization @ 6% fixed rate for 3 years.	240,005.83	* monthly amortization @ 6.5% fixed rate for 5 years.	154,361.95	* monthly amortization @ 7% fixed rate for 10 years.	91,600.71	* monthly amortization @ 9.5% fixed rate for 15 years.	82,381.35
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TOTAL PAYMENTS :	8,766,035.57													

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