MIVELA Garden Residences

CEBULAND MASTERS We Build with You in Mind

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	:	**T410.025**
Sales Category	:	**1-New Sale**
Adjacent Units	:	**No, Single Unit**

Twr.Unit No	Level	Unit description	List Price	
T4.1025	Tower 4, 10Th Floor	1 BEDROOM UNIT | 47.76 SQM.	7,092,327.23	
				7,092,327.23

A. Computations (Installment down payment)

List Price:	**7,092,327.23**	
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Additional charges:		
Transfer & Registration charges		567,386.18
TOTAL CONTRACT PRICE :		**7,659,713.41**

B. Payment Terms

Reservation Fee	**8,000.00**
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	**758,400.00**
spread over 48 months @ **15,800.00** **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	**6,893,313.41**

Monthly Amortization:		
*	monthly amortization @ 5.25% fixed rate for 1 years.	590,909.23
*	monthly amortization @ 6% fixed rate for 3 years.	209,707.95
*	monthly amortization @ 6.5% fixed rate for 5 years.	134,875.59
*	monthly amortization @ 7% fixed rate for 10 years.	80,037.21
*	monthly amortization @ 9.5% fixed rate for 15 years.	71,981.68

TOTAL PAYMENTS : 7,659,713.41

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	**Adorah Y. Ouano**	**Marie Rose C. Yulo**	**Jose Franco B. Soberano**	**SAMPLE COMPUTATION**
Sales Admin Officer	Sales Admin Manager	VP - Sales	COO / EVP	**Buyer**