

**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>T416.009</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>
T4.1609		Tower 4, 16Th Floor	STUDIO UNIT   25.11 SQM.	3,822,824.75
				<b>3,822,824.75</b>

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

List Price:	3,822,824.75
	<u>3,822,824.75</u>
	<b>3,822,824.75</b>
Additional charges:	
Transfer & Registration charges	305,825.98
	<u>305,825.98</u>
<b>TOTAL CONTRACT PRICE :</b>	<b>4,128,650.73</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>408,000.00</b>
spread over 48 months @ <b>8,500.00</b> per month	
starting from :	
up to :	
<b>Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>3,712,650.73</b>
<b>Monthly Amortization:</b>	
* monthly amortization @ 5.25% fixed rate for 1 years.	318,256.18
* monthly amortization @ 6% fixed rate for 3 years.	112,946.03
* monthly amortization @ 6.5% fixed rate for 5 years.	72,642.27
* monthly amortization @ 7% fixed rate for 10 years.	43,107.02
* monthly amortization @ 9.5% fixed rate for 15 years.	38,768.42
<b>TOTAL PAYMENTS :</b>	<b>4,128,650.73</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