

TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN : _____
 Address : _____
 Contact No. / Email : _____
 Address : _____
 Date Printed : November 21, 2022

Details
Project : **MGR03 - Mivela Garden Residences**
RO / Unit : **T408.011**
 Sales Category : **1-New Sale**
 Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T4.811	Tower 4, 8Th Floor	STUDIO UNIT 26 SQM.	3,801,755.12
			3,801,755.12

A. Computations (Installment down payment)

List Price:	3,801,755.12
	3,801,755.12
	3,801,755.12
Additional charges:	
Transfer & Registration charges	304,140.41
	4,105,895.53
TOTAL CONTRACT PRICE :	4,105,895.53

B. Payment Terms

Reservation Fee		8,000.00
Reservation Date:	November 21, 2022	
8% Downpayment from TCP, net of reservation fee		324,300.00
spread over 47 months @	6,900.00 per month	
starting from :	_____	
up to :	_____	
2% Lump-Sum Payment from TCP		82,200.00
Due on :	_____	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier		3,691,395.53
Monthly Amortization:		
* monthly amortization @ 5.25% fixed rate for 1 years.		316,434.14
* monthly amortization @ 6% fixed rate for 3 years.		112,299.40
* monthly amortization @ 6.5% fixed rate for 5 years.		72,226.39
* monthly amortization @ 7% fixed rate for 10 years.		42,860.23
* monthly amortization @ 9.5% fixed rate for 15 years.		38,546.46
		4,105,895.53
TOTAL PAYMENTS :		4,105,895.53

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:
Grace Undaloc	Adorah Y. Ouano	Marie Rose C. Yulo	Jose Franco B. Soberano	
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer