

**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** : **T414.025**  
 Sales Category : **1-New Sale**  
 Adjacent Units : **No, Single Unit**

Twr.Unit No	Level	Unit description	List Price
T4.1425	Tower 4, 14Th Floor	1 BEDROOM UNIT   47.76 SQM.	7,215,249.85
			<b>7,215,249.85</b>

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

List Price:	7,215,249.85
	<u>7,215,249.85</u>
	<b>7,215,249.85</b>
Additional charges:	
Transfer & Registration charges	577,219.99
	<u>577,219.99</u>
<b>TOTAL CONTRACT PRICE :</b>	<b><u>7,792,469.84</u></b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>8,000.00</b>
Reservation Date: November 21, 2022	
<b>8% Downpayment from TCP, net of reservation fee</b>	<b>615,700.00</b>
spread over 47 months @ <u>13,100.00</u> per month	
starting from : _____	
up to : _____	
<b>2% Lump-Sum Payment from TCP</b>	<b>155,900.00</b>
Due on : _____	
<b>Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>7,012,869.84</b>
<b>Monthly Amortization:</b>	
* monthly amortization @ 5.25% fixed rate for 1 years.	601,157.86
* monthly amortization @ 6% fixed rate for 3 years.	213,345.09
* monthly amortization @ 6.5% fixed rate for 5 years.	137,214.85
* monthly amortization @ 7% fixed rate for 10 years.	81,425.37
* monthly amortization @ 9.5% fixed rate for 15 years.	73,230.12
	<u>7,792,469.84</u>
<b>TOTAL PAYMENTS :</b>	<b><u>7,792,469.84</u></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>Grace Undaloc</b>	<b>Adorah Y. Ouano</b>	<b>Marie Rose C. Yulo</b>	<b>Jose Franco B. Soberano</b>	
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	<b>Buyer</b>