



TERM SHEET (Annex A)

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN : required
Address : Cebu City
Contact No. : 032...
Date Printed : June 9, 2023

Details
Project : MGR01 - Mivesa Garden Residences
RO / Unit : B3.701
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Unit No	Level	Unit description	List Price
B3.701	7TH FLOOR	ST NE/SE 24.7 sqm.	3,493,048.08
B3.702	7TH FLOOR	ST SE 20 sqm.	2,511,722.88
			6,004,770.96

A. Computations (DP from TCP so 18 months @ 0% interest)

List Price:	6,004,770.96
	6,004,770.96
	6,004,770.96
Additional charges:	
Transfer & Registration charges	480,381.68
Total charges :	480,381.68
TOTAL CONTRACT PRICE :	6,485,152.63

B. Payment Terms

Reservation Fee	40,000.00
Reservation Date:	
5% Downpayment from TCP, net of reservation fee	286,200.00
spread over 18 months @ 15,900.00 per month	
starting from :	
up to :	
5% DP on us Promo Discount from TCP	324,257.63
Due :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	5,834,695.00
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	500,162.25
* monthly amortization @ 6% fixed rate for 3 years.	177,502.73
* monthly amortization @ 6.5% fixed rate for 5 years.	114,162.51
* monthly amortization @ 7% fixed rate for 10 years.	67,745.76
* monthly amortization @ 9.5% fixed rate for 15 years.	60,927.33
TOTAL PAYMENTS :	6,485,152.63

Notes: V15_B1 - B3 | V13_B4&B5 | V3_PARK

- 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, MRI, 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:
Juvelyn L. Garupil	Adorah Y. Ouano	Marie Rose C. Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO	Buyer