



TERM SHEET (Annex A) | VELMIRO HEIGHTS CDO

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email	:	REQUIRED
Address	:	REQUIRED
Date Printed	:	
Unit Details		
Project	:	VMH06 - Velmiro Heights CDO
RO / Unit	:	P110.028
House Model	:	GEILA
House Description	:	Two Storey Detached FA: 60.17 3BR 2T&B LA : 120
Block / Lot	:	Block: 10 / Lot: 28
List Price	:	4,580,986.67
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

A. Computations (DP from TCP spread over 40 mos.)

List Price:	4,580,986.67	
	<u>4,580,986.67</u>	4,580,986.67
Additional charges:		
Transfer & Registration charges	433,678.93	
Total charges :	<u>433,678.93</u>	
TOTAL CONTRACT PRICE :	<u>5,014,665.60</u>	

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	
10% Downpayment from TCP, net of reservation fee	484,000.00
spread over 40 months @ <u>12,100.00</u> per month	
starting from : _____	
up to : _____	
Balance shall be paid in CASH / Bank financing	4,510,665.60
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	140,828.23
* monthly amortization @ 8% fixed rate for 5 years.	91,460.03
* monthly amortization @ 10% fixed rate for 10 years.	59,608.78
* monthly amortization @ 11.25% fixed rate for 15 years.	51,978.41
TOTAL PAYMENTS :	<u>5,014,665.60</u>

Notes: v7 | 10/90/40

- 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 ins
- 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:
Pedro Z. Balinado	Adorah Y. Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer