



TERM SHEET (Annex A) | VELMIRO HEIGHTS CDO

<b>Buyer's Name</b>	:	<b>SAMPLE COMPUTATION</b>
Buyer's TIN #	:	REQUIRED
Address	:	REQUIRED
Contact No. / Email	:	REQUIRED
Address	:	REQUIRED
Date Printed	:	
<b>Unit Details</b>		
<b>Project</b>	:	<b>VMH06 - Velmiro Heights CDO</b>
<b>RO / Unit</b>	:	<b>P118.015</b>
House Model	:	<b>GEILA</b>
House Description	:	<b>Two Storey Detached   FA: 60.06   3BR   2T&amp;B   LA : 120</b>
Block / Lot	:	<b>Block: 18 / Lot: 15</b>
List Price	:	<b>4,576,264.29</b>
Sales Category	:	<b>1-New Sale</b>
Adjacent Units	:	<b>No, Single Unit</b>

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

List Price:	4,576,264.29	
	<u>4,576,264.29</u>	<b>4,576,264.29</b>
Additional charges:		
Transfer & Registration charges	433,301.14	
Total charges :	<u>433,301.14</u>	
<b>TOTAL CONTRACT PRICE :</b>	<b><u>5,009,565.43</u></b>	

B. Payment Terms

<b>Reservation Fee</b>	<b>20,000.00</b>
Reservation Date:	
<b>10% Downpayment from TCP, net of reservation fee</b>	<b>484,000.00</b>
spread over 40 months @ <u>12,100.00</u> per month	
starting from : _____	
up to : _____	
<b>Balance shall be paid in CASH / Bank financing</b>	<b>4,505,565.43</b>
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	140,669.00
* monthly amortization @ 8% fixed rate for 5 years.	91,356.62
* monthly amortization @ 10% fixed rate for 10 years.	59,541.38
* monthly amortization @ 11.25% fixed rate for 15 years.	51,919.64
<b>TOTAL PAYMENTS :</b>	<b><u>5,009,565.43</u></b>

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