



**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 Address	:	REQUIRED
Date Printed	:	
<b>Unit Details</b>		
<b>Project</b>	:	<b>VMH06 - Velmiro Heights CDO</b>
<b>RO / Unit</b>	:	
House Model	:	<b>ZURI</b>
House Description	:	<b>Two Storey Detached   FA: 49.69   2BR   2T&amp;B   LA : 100</b>
Block / Lot	:	<b>Block: 8 / Lot: 6</b>
List Price	:	<b>3,854,098.52</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:	3,854,098.52	
	<u>3,854,098.52</u>	3,854,098.52
Additional charges:		
Transfer & Registration charges	375,527.88	
	Total charges :	<u>375,527.88</u>
<b>TOTAL CONTRACT PRICE :</b>		<b><u>4,229,626.40</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>404,000.00</b>																		
spread over 40 months @ <u>10,100.00</u> per month																			
starting from : _____																			
up to : _____																			
<b>Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>3,805,626.40</b>																		
<table border="0" style="margin-left: 20px;"> <tr> <td colspan="3"><b>Monthly Amortization:</b></td> </tr> <tr> <td>* monthly amortization @ 7.75% fixed rate for 3 years.</td> <td style="text-align: right;">118,816.08</td> <td></td> </tr> <tr> <td>* monthly amortization @ 8% fixed rate for 5 years.</td> <td style="text-align: right;">77,164.38</td> <td></td> </tr> <tr> <td>* monthly amortization @ 10% fixed rate for 10 years.</td> <td style="text-align: right;">50,291.63</td> <td></td> </tr> <tr> <td>* monthly amortization @ 11.25% fixed rate for 15 years.</td> <td style="text-align: right;">43,853.93</td> <td></td> </tr> <tr> <td>monthly amortization @ 11.5% fixed rate for 20 years.</td> <td style="text-align: right;">40,584.33</td> <td></td> </tr> </table>	<b>Monthly Amortization:</b>			* monthly amortization @ 7.75% fixed rate for 3 years.	118,816.08		* monthly amortization @ 8% fixed rate for 5 years.	77,164.38		* monthly amortization @ 10% fixed rate for 10 years.	50,291.63		* monthly amortization @ 11.25% fixed rate for 15 years.	43,853.93		monthly amortization @ 11.5% fixed rate for 20 years.	40,584.33		
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<b>TOTAL PAYMENTS :</b>		<b><u>4,229,626.40</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 insurance
- 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>