



TERM SHEET (Annex A) | VELMIRO HEIGHTS CDO

Buyer's Name	:	<u>SAMPLE COMPUTATION</u>
Buyer's TIN #	:	<u>REQUIRED</u>
Address	:	<u>REQUIRED</u>
Contact No. / Email Address	:	<u>REQUIRED</u>
Date Printed	:	_____
Unit Details		
Project	:	<u>VMH06 - Velmiro Heights CDO</u>
RO / Unit	:	<u>P121.037</u>
House Model	:	<u>ASHA</u>
House Description	:	<u>Two Storey Semi-Attached FA: 82.01 4BR 2T&B LA : 100</u>
Block / Lot	:	<u>Block: 21 / Lot: 37</u>
List Price	:	<u>5,241,619.39</u>
Sales Category	:	<u>1-New Sale</u>
Adjacent Units	:	<u>No, Single Unit</u>

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

List Price:	5,241,619.39	
	<u>5,241,619.39</u>	<u>5,241,619.39</u>
Additional charges:		
Transfer & Registration charges	486,529.55	
Total charges :	<u>486,529.55</u>	
TOTAL CONTRACT PRICE :		<u>5,728,148.94</u>

B. Payment Terms

Reservation Fee		20,000.00
Reservation Date:		
10% Downpayment from TCP, net of reservation fee		556,000.00
spread over 40 months @ <u>13,900.00</u> per month		
starting from : _____		
up to : _____		
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier		5,152,148.94
Monthly Amortization:		
* monthly amortization @ 7.75% fixed rate for 3 years.	160,856.09	
* monthly amortization @ 8% fixed rate for 5 years.	104,467.00	
* monthly amortization @ 10% fixed rate for 10 years.	68,086.03	
* monthly amortization @ 11.25% fixed rate for 15 years.	59,370.51	
monthly amortization @ 11.5% fixed rate for 20 years.	54,934.04	
TOTAL PAYMENTS :		<u>5,728,148.94</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