



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	:	March 16, 2023
Unit Details	:	
Project	:	VMH06 - Velmiro Heights CDO
RO / Unit	:	4786848.62
House Model	:	ZURI
House Description	:	Two Storey Detached FA: 49.69 2BR 2T&B LA : 152
Block / Lot	:	Block: 5 / Lot: 8
List Price	:	4,786,848.62
Sales Category	:	1-New Sale
Adjacent Units	:	No, Single Unit

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

List Price:	4,786,848.62	
	<u>4,786,848.62</u>	4,786,848.62
Additional charges:		
Transfer & Registration charges	450,147.89	
Total charges :	<u>450,147.89</u>	
TOTAL CONTRACT PRICE :	<u>5,236,996.51</u>	

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date: March 16, 2023	
10% Downpayment from TCP, net of reservation fee	504,000.00
spread over 40 months @ <u>12,600.00</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	4,712,996.51
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	147,145.24
* monthly amortization @ 8% fixed rate for 5 years.	95,562.58
* monthly amortization @ 10% fixed rate for 10 years.	62,282.60
* monthly amortization @ 11.25% fixed rate for 15 years.	54,309.96
TOTAL PAYMENTS :	<u>5,236,996.51</u>

Notes: v7 | 10/90/40

- Reservation fee is NON-refundable and NON-transferable,
- Pricelist is VAT-inclusive where applicable,
- Prices are SUBJECT to change without prior notice,
- Cebu Landmasters, Inc.** reserves the right to correct accordingly any and all typographical errors in this pricelist,
- ALL checks should be made payable to **Cebu Landmasters, Inc.**,
- 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,
- Price EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance,
- Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.
- Promo discount availment if applicable, is subject to DOU terms & conditions.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Filipino D. Paular	Adorah Y. Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Sales Admin Staff	Sales Admin Manager	VP - Sales	COO / EVP	Buyer