



**TERM SHEET (Annex A) | VELMIRO HEIGHTS CDO**

<b>Buyer's Name</b>	:	<b>SAMPLE COMPUTATION</b>
Buyer's TIN #	:	required
Address	:	Cagayan De Oro City
Contact No. / Email Address	:	034...
Date Printed	:	September 29, 2021
<b>Unit Details</b>		
<b>Project</b>	:	<b>VMH06 - Velmiro Heights CDO</b>
<b>RO / Unit</b>	:	<b>P101.022</b>
House Model	:	CITA-END
House Description	:	Two Storey Townhouse - END   FA: 51.76   2BR   1T&B   LA : 80
Block / Lot	:	Block: 21 / Lot: 5
List Price	:	2,962,679.21
Sales Category	:	1-New Sale

**A. Computations (DP spread over 45 mos.)**

List Price:	2,962,679.21
	<u>2,962,679.21</u>
	<b>2,962,679.21</b>
Additional charges:	
Transfer & Registration charges	297,014.34
Total charges :	<u>297,014.34</u>
	<b>TOTAL CONTRACT PRICE : 3,259,693.54</b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>5,000.00</b>
Reservation Date:	September 29, 2021
<b>12% Downpayment, net of reservation fee</b>	<b>351,000.00</b>
spread over 45 months @ <u>7,800.00</u> per month	
starting from : _____	
up to : _____	
<b>88% Balance shall be paid in CASH / Bank financing</b>	<b>2,606,679.21</b>
before move-in or upon turnover of the unit whichever is earlier	
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	81,383.56
* monthly amortization @ 8% fixed rate for 5 years.	52,854.06
* monthly amortization @ 10% fixed rate for 10 years.	34,447.46
* monthly amortization @ 11.25% fixed rate for 15 years.	30,037.93
monthly amortization @ 11.5% fixed rate for 20 years.	27,798.40
Transfer & Registration charges	297,014.34
before move-in or upon turnover of the unit whichever is earlier	
	<u>297,014.34</u>
<b>TOTAL PAYMENTS :</b>	<b>3,259,693.54</b>

**Notes: v4 | 12/88/45 2M VAT**

- 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, etc.
- 8 Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Rian Mar C. Torres	Adorah Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Admin Staff	Admin Supervisor	VP - Sales	COO / EVP	Buyer