



TERM SHEET (Annex A) | VELMIRO HEIGHTS CDO

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	required
Address	:	Cagayan De Oro City
Contact No.	:	034...
Date	:	May 28, 2021
Details		
House Model	:	GEILA
House Description	:	Two Storey Detached FA: 60.06 3BR 2T&B LA : 100
Block / Lot	:	Block: 22 / Lot: 9
List Price	:	3,540,889.83

A. Computations (DP spread over 45 mos.)

List Price:	3,540,889.83
	<u>3,540,889.83</u>
	3,540,889.83
Additional charges:	
Transfer & Registration charges	343,271.19
	Total charges : <u>343,271.19</u>
	TOTAL CONTRACT PRICE : <u>3,884,161.02</u>

B. Payment Terms

Reservation Fee	15,000.00												
Reservation Date: May 28, 2021													
12% Downpayment, net of reservation fee	414,000.00												
spread over 45 months @ <u>9,200.00</u> per month													
starting from : _____													
up to : _____													
88% Balance shall be paid in CASH / Bank financing	3,111,889.83												
before move-in or upon turnover of the unit whichever is earlier													
<table border="0" style="background-color: #ffffcc;"> <tr> <td colspan="2">Monthly Amortization:</td> </tr> <tr> <td>* monthly amortization @ 7.75% fixed rate for 3 years.</td> <td style="text-align: right;">97,156.82</td> </tr> <tr> <td>* monthly amortization @ 8% fixed rate for 5 years.</td> <td style="text-align: right;">63,097.91</td> </tr> <tr> <td>* monthly amortization @ 10% fixed rate for 10 years.</td> <td style="text-align: right;">41,123.85</td> </tr> <tr> <td>* monthly amortization @ 11.25% fixed rate for 15 years.</td> <td style="text-align: right;">35,859.69</td> </tr> <tr> <td>monthly amortization @ 11.5% fixed rate for 20 years.</td> <td style="text-align: right;">35,166.12</td> </tr> </table>	Monthly Amortization:		* monthly amortization @ 7.75% fixed rate for 3 years.	97,156.82	* monthly amortization @ 8% fixed rate for 5 years.	63,097.91	* monthly amortization @ 10% fixed rate for 10 years.	41,123.85	* monthly amortization @ 11.25% fixed rate for 15 years.	35,859.69	monthly amortization @ 11.5% fixed rate for 20 years.	35,166.12	
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	TOTAL PAYMENTS : <u>3,884,161.02</u>												

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