

TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
Buyer's TIN : required
Address : Cebu City
Contact No. : 032...
Date Printed : February 5, 2024

Details
Project : **MGR01 - Mivesa Garden Residences**
RO / Unit : **B1.221 B1.222**
Sales Category : **1-New Sale**
Adjacent Units : **Yes, Adjacent Unit**

Unit No	Level	Unit description	List Price
B1.221	2ND FLOOR	1BR SE/SW 40.6 sqm.	5,514,987.27
B1.222	2ND FLOOR	ST SW 20 sqm.	2,452,474.79
			7,967,462.06

A. Computations (DP from TCP so 18 months @ 0% interest)

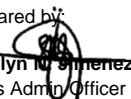
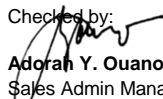
List Price:	7,967,462.06
	<u>7,967,462.06</u>
	7,967,462.06
Additional charges:	
Transfer & Registration charges	637,396.96
Total charges :	<u>637,396.96</u>
TOTAL CONTRACT PRICE :	<u>8,604,859.02</u>

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	
5% Downpayment from TCP, net of reservation fee	412,200.00
spread over 18 months @ <u>22,900.00</u> per month	
starting from :	
up to :	
5% DP on us Promo Discount from TCP	430,242.95
Due :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	7,742,416.07
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	663,696.09
* monthly amortization @ 6% fixed rate for 3 years.	235,539.30
* monthly amortization @ 6.5% fixed rate for 5 years.	151,489.26
* monthly amortization @ 7% fixed rate for 10 years.	89,896.02
* monthly amortization @ 9.5% fixed rate for 15 years.	80,848.22
TOTAL PAYMENTS :	<u>8,604,859.02</u>

Notes: V15_B1 - B3 | V13_B4&B5 | V3_PARK

- 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, MRI, etc.,
- 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:
 GERALYN M. SHERREZ Sales Admin Officer	 ADORAH Y. OUANO Sales Admin Manager	Marie Rose C. Yulo VP - Sales	Jose Franco B. Soberano COO	Sample Computation Buyer