

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 : **B1.512 B1.513**
Sales Category : **1-New Sale**
Adjacent Units : **Yes, Adjacent Unit**

Unit No	Level	Unit description	List Price
B1.512	5TH FLOOR	ST NE/SE 24.7 sqm.	3,492,041.24
B1.513	5TH FLOOR	ST SE 20 sqm.	2,510,998.90
			6,003,040.14

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

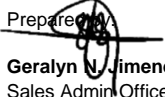
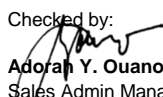
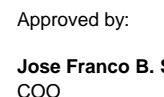
List Price:	6,003,040.14
	6,003,040.14
	6,003,040.14
Additional charges:	
Transfer & Registration charges	480,243.21
Total charges :	480,243.21
TOTAL CONTRACT PRICE :	6,483,283.35

B. Payment Terms

Reservation Fee	20,000.00
Reservation Date:	
5% Downpayment from TCP, net of reservation fee	306,000.00
spread over 18 months @ <u>17,000.00</u> per month	
starting from :	
up to :	
5% DP on us Promo Discount from TCP	324,164.17
Due :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	5,833,119.18
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	500,027.17
* monthly amortization @ 6% fixed rate for 3 years.	177,454.79
* monthly amortization @ 6.5% fixed rate for 5 years.	114,131.67
* monthly amortization @ 7% fixed rate for 10 years.	67,727.46
* monthly amortization @ 9.5% fixed rate for 15 years.	60,910.87
TOTAL PAYMENTS :	6,483,283.35

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:  GERALYN N. JIMENEZ Sales Admin Officer	Checked by:  ADORAH Y. OUANO Sales Admin Manager	Noted by: Marie Rose C. Yulo VP - Sales	Approved by:  JOSE FRANCO B. SOBERANO COO	Conforme: Sample Computation Buyer
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