MIVESA Garden Residences

CEBULAND MASTERS
We Build with You in Mind

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	:	**B4.804 B4.805**
Sales Category	:	**1-New Sale**
Adjacent Units	:	**Yes, Adjacent Unit**

Unit No	Level	Unit description	List Price
B4.804	8TH FLOOR	ST | NW | 20 sqm.	2,527,142.99
B4.805	8TH FLOOR	ST | NW | 20 sqm.	2,527,142.99
B4.806	8TH FLOOR	ST | NW | 20 sqm.	2,527,142.99
			7,581,428.97

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

List Price:	**7,581,428.97**	
	7,581,428.97	
		7,581,428.97
Additional charges:		
Transfer & Registration charges	606,514.32	
Total charges :		606,514.32
TOTAL CONTRACT PRICE :		**8,187,943.29**

B. Payment Terms

Reservation Fee	**30,000.00**
Reservation Date:	
5% Downpayment from TCP, net of reservation fee	**383,400.00**
spread over 18 months @ 21,300.00 per month	
starting from :	
up to :	
5% DP on us Promo Discount from TCP	**409,397.16**
Due :	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	**7,365,146.13**

Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	631,355.72
* monthly amortization @ 6% fixed rate for 3 years.	224,062.01
* monthly amortization @ 6.5% fixed rate for 5 years.	144,107.54
* monthly amortization @ 7% fixed rate for 10 years.	85,515.59
* monthly amortization @ 9.5% fixed rate for 15 years.	76,908.67

TOTAL PAYMENTS : 8,187,943.29

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 G. Jimenez	**Adorah Y. Ouano**	**Marie Rose C. Yulo**	**Jose Franco B. Soberano**	**Sample Computation**
Sales Admin Officer	Sales Admin Manager	VP - Sales	COO	**Buyer**