

**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** : **B5.1021**  
**Sales Category** : **1-New Sale**  
**Adjacent Units** : **No, Single Unit**

Unit No	Level	Unit description	List Price
B5.1021	10TH FLOOR	2BR   SW, SE   54.67 sqm.	7,827,610.99
			<b>7,827,610.99</b>

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

List Price:	<b>7,827,610.99</b>
	<b>7,827,610.99</b>
Additional charges:	<b>7,827,610.99</b>
Transfer & Registration charges	626,208.88
Total charges :	<b>626,208.88</b>
<b>TOTAL CONTRACT PRICE :</b>	<b>8,453,819.87</b>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>10,000.00</b>
Reservation Date:	
<b>5% Downpayment from TCP, net of reservation fee spread over 18 months @ <u>23,000.00</u> per month starting from : _____ up to : _____</b>	<b>414,000.00</b>
<b>5% DP on us Promo Discount from TCP</b>	<b>422,690.99</b>
Due : _____	
<b>Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier</b>	<b>7,607,128.88</b>
Due : _____	
<b>Monthly Amortization:</b>	
* monthly amortization @ 5.25% fixed rate for 1 years.	652,098.99
* monthly amortization @ 6% fixed rate for 3 years.	231,423.60
* monthly amortization @ 6.5% fixed rate for 5 years.	148,842.21
* monthly amortization @ 7% fixed rate for 10 years.	88,325.22
* monthly amortization @ 9.5% fixed rate for 15 years.	79,435.52
<b>TOTAL PAYMENTS :</b>	<b>8,453,819.87</b>

**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:
<b>Jordan Navarro</b>	<b>Filipino D. Paular</b>	<b>Marie Rose C. Yulo</b>	<b>Jose Franco B. Soberano</b>	<b>Sample Computation</b>
Sales Admin Staff	Sales Admin Asst. Manager	VP - Sales	COO	<b>Buyer</b>