

TERM SHEET (Annex A)

Buyer's Name : **SAMPLE COMPUTATION**
 Buyer's TIN : required
 Address : Cebu City
 Contact No. : 032...
 Date Printed : February 28, 2024

Details
Project : **MGR01 - Mivesa Garden Residences**
RO / Unit : **B5.716**
Sales Category : **1-New Sale**
Adjacent Units : **No, Single Unit**

Unit No	Level	Unit description	List Price
B5.716	7TH FLOOR	1BR NE, SE 37.71 sqm.	5,320,763.84
			5,320,763.84

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

List Price:	5,320,763.84
	5,320,763.84
	5,320,763.84
Additional charges:	
Transfer & Registration charges	425,661.11
	Total charges : 425,661.11
	TOTAL CONTRACT PRICE : 5,746,424.94

B. Payment Terms

Reservation Fee	10,000.00
Reservation Date:	
5% Downpayment from TCP, net of reservation fee	279,000.00
spread over 18 months @ <u>15,500.00</u> per month	
starting from : _____	
up to : _____	
5% DP on us Promo Discount from TCP	287,321.25
Due : _____	
Balance shall be paid in CASH / Bank financing	5,170,103.70
before move-in or upon turnover of the unit whichever is earlier	
Due : _____	
Monthly Amortization:	
* monthly amortization @ 5.25% fixed rate for 1 years.	443,192.10
* monthly amortization @ 6% fixed rate for 3 years.	157,284.57
* monthly amortization @ 6.5% fixed rate for 5 years.	101,159.02
* monthly amortization @ 7% fixed rate for 10 years.	60,029.29
* monthly amortization @ 9.5% fixed rate for 15 years.	53,987.50
	TOTAL PAYMENTS : 5,746,424.94

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 N. Jimenez Sales Admin Officer	Filipino D. Paular Sales Admin Asst. Manager	Marie Rose C. Yulo VP - Sales	Jose Franco B. Soberano COO	Sample Computation Buyer