

**TERM SHEET (Annex A)**

**Buyer's Name** : **SAMPLE COMPUTATION**  
**Buyer's TIN** : **REQUIRED**  
**Address** : **REQUIRED**  
**Contact No.** : **REQUIRED**  
**Date Printed** :

**Unit Details**  
**Project** : **MVR02 - Mesavirre Garden Residences**  
**RO / Unit** : **T307.012**  
**Sales Category** : **1-New Sale**  
**Adjacent Units** : **No, Single Unit**

Unit No	Level	Unit description	List Price
T3.712	7th Floor	ST - A1   SE   22 sqm.	3,320,009.23
			<b>3,320,009.23</b>

**A. Computations ( DP from TCP so 12 months @ 0% interest )**

List Price:	3,320,009.23
	<u>3,320,009.23</u>
	<u>3,320,009.23</u>
Additional charges:	
Transfer & Registration charges	265,600.74
	Total charges : <u>265,600.74</u>
	<u><b>TOTAL CONTRACT PRICE : 3,585,609.97</b></u>

**B. Payment Terms**

<b>Reservation Fee</b>	<b>10,000.00</b>
Reservation Date: January 22, 2024	
<b>12% Downpayment from TCP, net of reservation fee</b>	<b>421,200.00</b>
spread over 12 months @ <u>35,100.00</u> per month	
starting from : _____	
up to : _____	
<b>Balance shall be paid in CASH / Bank financing</b>	<b>3,154,409.97</b>
before move-in or upon turnover of the unit whichever is earlier	
Due on: _____	
<b>Monthly Amortization:</b>	
* monthly amortization @ 6.5% fixed rate for 3 years.	96,679.52
* monthly amortization @ 6.88% fixed rate for 5 years.	62,282.66
* monthly amortization @ 8.5% fixed rate for 10 years.	39,110.17
* monthly amortization @ 11% fixed rate for 15 years.	35,852.93
* monthly amortization @ 11.5% fixed rate for 20 years.	33,639.56
	<u><b>TOTAL PAYMENTS : 3,585,609.97</b></u>

**Notes: V9\_T1 | V7\_T2&T3 | V3\_PARK 15/85/18**

- 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, mortgage redemption insurance, 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>Filpino D. Paular</b>	<b>Filpino 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	Buyer