

**TERM SHEET (Annex A)**

**Buyer's Name** : SAMPLE COMPUTATION  
 Buyer's TIN : \_\_\_\_\_  
 Address : \_\_\_\_\_  
 Contact No. / Email : \_\_\_\_\_  
 Address : \_\_\_\_\_  
 Date Printed : July 6, 2022

**Unit Details**

**Project** : ASC01 - Astra Centre  
**RO / Unit** : T121.015  
**Sales Category** : 1-New Sale  
**Adjacent Units** : No, Single Unit

| Twr.Unit No | Level      | Unit description                | List Price   |
|-------------|------------|---------------------------------|--------------|
| T1.2115     | 21st floor | UNIT 2115   ST - A1   22.4 sqm. | 3,053,436.75 |

3,053,436.75

**A. Computations ( DP from TCP so 36 months @ 0% interest )**

List Price: 3,053,436.75  
3,053,436.75      3,053,436.75

Additional charges:

Transfer & Registration charges      244,274.94  
 Total charges : 244,274.94

**TOTAL CONTRACT PRICE : 3,297,711.69**

**B. Payment Terms**

**Reservation Fee**      20,000.00  
 Reservation Date: \_\_\_\_\_

**15% Downpayment from TCP, net of reservation fee**      475,200.00  
 spread over 36 months @ 13,200.00 per month

starting from : \_\_\_\_\_  
 up to : \_\_\_\_\_

**Balance shall be paid in CASH / Bank financing**      2,802,511.69  
 before move-in or upon turnover of the unit whichever is earlier

| * Monthly Amortization:                              |            |
|------------------------------------------------------|------------|
| monthly amortization @ 5.25% fixed rate for 1 years. | 240,237.16 |
| monthly amortization @ 6% fixed rate for 3 years.    | 85,257.84  |
| monthly amortization @ 6.5% fixed rate for 5 years.  | 54,834.36  |
| monthly amortization @ 7% fixed rate for 10 years.   | 32,539.54  |
| monthly amortization @ 9.5% fixed rate for 15 years. | 29,264.52  |

**TOTAL PAYMENTS : 3,297,711.69**

**Notes: V5 T1 | V2 T2 | V2 PARKING | 15/85/36 2022**

- 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:<br><u>Bryan Lubanga</u><br>Sales Admin Staff | Checked by:<br><u>Adorah Y. Ouano</u><br>Sales Admin Manager | Noted by:<br><u>Marie Rose C. Yulo</u><br>VP - Sales | Approved by:<br><u>Jose Franco B. Soberano</u><br>COO / EVP | Conforme:<br><u>Sample Computation</u><br>Buyer |
|-----------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|