



**Tuguegarao Housing Business Center**  
2<sup>nd</sup> Floor Editha Tuddao Building, Balzain Highway,  
Tuguegarao City, Cagayan

## INVITATION TO SUBMIT OFFER TO PURCHASE

(May 04, 2023)

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested buyers who would like to purchase Pag-IBIG Fund acquired assets through negotiated sale:

PUBLICATION BATCH NO.	AREA/LOCATION OF PROPERTIES	NO. OF AVAILABLE UNITS	PERIOD OF ACCEPTANCE OF OFFERS
34054 ✓	Cagayan, Isabela, Nueva Vizcaya and Quirino,	29 ✓	May 15, 2023 – ✓ May 19, 2023 ✓

### GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at ([www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx)).
- Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
- The properties shall be sold on an “**AS IS, WHERE IS**” basis which means that the buyer accepts whatever the physical status of the property/ies including whether it is occupied or not.
- The **OFFERED PRICE** per property shall not fall below the minimum gross selling price of the property set by the Fund.

**Example:** If the minimum gross selling price of the property is P600,000.00, the Offered Price to be indicated in the Offer to Purchase shall be “P600,000.00” or higher.

- Purchase of the said properties may be one of the following modes of sale:

#### a. GROUP SALE

- Available to interested buyers employed under the same employer. Their employer shall meet the following requirements prior to submission of offer:
  - Accredited pursuant to the criteria provided in the prevailing guidelines on the Pag-IBIG Fund Employer Accreditation Program;
  - Have a Collection Servicing Agreement (CSA) or will have CSA with the Fund relative to the deduction and remittance of housing amortization.

**NOTE:** This mode of sale is also available to members of employees’ associations or cooperatives whose employer has a CSA or willing to execute a CSA with the Fund.

- The interested buyers shall submit their individual offer stating their desired property to purchase, offered price and preferred mode of payment (cash, short-term installment or long term installment) to their group’s authorized representative.
- The group’s representative shall batch the offers and accomplish Offer to Purchase (HQP-AAF- 213) with attached List of Interested Employees/Members and Properties to be Purchased under Group Sale (HQP-AAF-214).
- The “Aggregate Gross Selling Price” of the properties subject of group’s initial offer for the year should be **at least** Ten Million Pesos (P10,000,000.00).

**Example:**

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
<b>Total</b>	<b>P10,000,000</b>	<b>P10,300,000</b>

\*Set by Pag-IBIG Fund

\*\*Set by the employee/members of the group



- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

#### b. BULK SALE

- Available to interested buyers of more than one (1) acquired asset with the aggregate "Gross Selling Price" of at least Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
<b>Total</b>	<b>P10,000,000</b>	<b>P10,300,000</b>

\*Set by Pag-IBIG Fund

\*\*Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213) indicating their preferred mode of payment (cash or short-term installment) together with a List of Properties to be Purchased under Bulk Sale (HQP-AAF-215).
- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

#### c. RETAIL SALE

- Available to any buyers who are interested to purchase Pag-IBIG Fund acquired assets.
- Interested buyers shall submit their offer indicating their preferred mode of payment (cash or short-term installment) using the form Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213).
- The Fund shall grant a discount depending on the chosen mode of payment:

Mode of Payment	Discount
Cash	30%
Short-Term Installment	20%
Long-Term Installment	10%


- If the mode of payment is through long term installment, the buyer shall attach a copy of his/her proof of income to the Offer to Purchase.
- The Offer to Purchase shall be sealed in a mailing envelope.

6. The sealed envelope containing the offer shall be dropped in the drop box located at **Ground Floor, Editha Tuddao Building, Balzain Highway, Tuguegarao City, Cagayan.**
7. The interested buyer shall be required to register at the frontline counter prior to dropping of sealed offers. A Registration Stub will be issued as proof of registration.
8. In case the offer will be dropped by a representative, a Special Power of Attorney (SPA)/Secretary's Certificate shall be included in the sealed envelope. The authority given to the representative shall only be limited to the dropping of offer and receipt of Notice of Award.
9. Acceptance of sealed offers shall be from **08:00AM** to **05:00PM** starting **May 15, 2023** until **May 19, 2023**. No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **May 22, 2023 09:00AM** at **2nd Floor, Huddle Room, Editha Tuddao Building, Balzain Highway, Tuguegarao City, Cagayan.**



11. The determination of winning offers shall be monitored by a representative from Commission on Audit (COA). Attendance of the buyer in the venue is only optional.
12. The buyer who has the **HIGHEST OFFERED PRICE** on a specific property shall be considered the winner.
13. In case there are identical offers constituting the highest offer on a specific property, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
14. The result of the negotiated sale shall be released and posted in the Pag-IBIG Fund official website at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph) on the following week after the scheduled date of determination of winning offers. Buyers are encouraged to check the result on the said website.
15. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed received by the buyer. In this regard, the Buyer shall ensure that the contact number and email address indicated on the Offer to Purchase are active. The buyer shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
16. The winning buyer shall be required to pay a **NON-REFUNDABLE RESERVATION FEE OF ONE THOUSAND PESOS (P1,000.00)** (except for Bulk Sale) within five (5) working days from date of receipt of Notice of Award (NOA). If the mode of payment is through cash or short term installment, a downpayment of at least five percent (5%) of the net selling price shall be paid together with the reservation fee.
17. The winning buyers must abide by the terms and conditions of his chosen mode of payment:
  - a. **Cash Payment** – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
  - b. **Short-Term Installment** – the balance on the net selling price shall be paid in equal monthly installments, provided that the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period. For Bulk Sale, the applicable interest rate shall be based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.
  - c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
    - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
    - c.2. The amount shall be the buyer's offered price;
    - c.3. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from payment of reservation fee:
      - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
      - Equity, if applicable;
      - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
    - c.4. In case the Offered Price, net of downpayment (if any) and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).
    - c.5. Original Borrowers who wish to participate on the negotiated sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
    - c.6. In case the application has been disapproved due to buyer's fault, any downpayment not to exceed 5% of the net selling price and processing fee shall be forfeited in favor of the Fund.
18. The winning buyer shall take possession of the property without seeking assistance from the Fund.
19. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she shall lose his/her right as the winning buyer and the Fund shall offer the subject property/ies on the next list of properties to be offered for negotiated sale.
20. Interested parties may visit the Loans Management Division-Asset Recovery Group and contact Engr. Rodrigo Eulalio Joel B. Calagui or any staff of the Acquired Asset Group at tel. nos. 844-0534/1448/2285 and mobile nos. 0995-221-8485 (Globe)/ 0919-465-2904 (Smart). You may also email your inquiries for further details at [tuguegaraohbc@pagibigfund.gov.ph](mailto:tuguegaraohbc@pagibigfund.gov.ph).

**PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH OFFER AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.**

  
**NANETTE GERARDA T. ABILAY**  
Chairman, Committee on Disposition of  
Acquired Assets



**TUGUEGARAO HOUSING BUSINESS CENTER**  
**LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE**

HQP-AAF-211  
(V02, 11/2021)

Publication Batch Number: 34054

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REMARKS
<b>CAGAYAN</b>									
<b>ABULUG</b>									
1	803418092800060	L 1270-A, Banguian, Abulug, Cagayan	House & Lot	034-2013000104	2,000.00	99.84	1,030,400.00	3/10/2022	OCCUPIED/Title in the Name of HDMF
<b>ALLACAPAN</b>									
2	834201909270001	L H-7-A, Tulong (now Cataratan), Allacapan, Cagayan	House & Lot	034-2021000453	2,000.00	111.66	1,933,160.00	3/10/2022	OCCUPIED/Title for Consolidation
<b>APARRI</b>									
3	803418092800042	L 2-A-2, Binalan, Aparri, Cagayan	House & Lot	032-2014001056	1,000.00	264.00	2,848,100.00	3/10/2022	UNOCCUPIED/Title in the Name of HDMF
4	803419031100011	L 810-B-2-C & 810-B-2-D, Macanaya, Aparri, Cagayan	House & Lot	032-2018000100 & 032	420.00	182.41	4,417,800.00	3/10/2022	UNOCCUPIED/Title in the Name of HDMF
<b>PENABLANCA</b>									
5	803418092800153	L 2158-A, Nannarian, Pefablanca, Cagayan	House & Lot	032-2017001303	200.00	85.60	1,641,100.00	3/17/2022	UNOCCUPIED/Title in the Name of HDMF
<b>ISABELA</b>									
<b>HOUSE &amp; LOT/ILAGAN</b>									
6	803418092800118	L 6331-A, Alinguigan 1st, Ilagan, Isabela	House & Lot	P-93629	806.00	104.38	1,396,800.00	3/22/2022	UNOCCUPIED/title for Consolidation
7	803418092800133	B 15, L 25, Greenheights Subdivision, Alibagu, Ilagan, Isabela	House & Lot	T-373177	180.00	80.00	944,200.00	3/25/2022	OCCUPIED/Title for Consolidation
<b>LOT ONLY/ILAGAN</b>									
8	803418092800035	B 10, L 01, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	T-350827	280.00	0.00	616,000.00	3/8/2022	UNOCCUPIED/title for Consolidation
9	803419031100018	B 11, L 24, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2019002041	116.00	0.00	580,000.00	3/8/2022	UNOCCUPIED/title in the Name of HDMF
10	803419031100033	B 11, L 25, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2019002040	105.00	0.00	525,000.00	3/8/2022	UNOCCUPIED/title in the Name of HDMF
11	803419031100020	B 11, L 26, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2018003995	105.00	0.00	546,000.00	3/22/2022	UNOCCUPIED/title in the Name of HDMF
12	803419031100032	B 11, L 27, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2018003996	105.00	0.00	546,000.00	3/22/2022	UNOCCUPIED/title in the Name of HDMF
13	803418092800183	B 12, L 06, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2019003347	190.00	0.00	950,000.00	3/8/2022	UNOCCUPIED/title in the Name of HDMF
<b>ANGADANAN</b>									
14	803418092800107	L 1117-5, Malasin, Angadanan, Isabela	House & Lot	T-371889	618.00	101.00	661,902.00	3/25/2022	OCCUPIED/Title for Consolidation
15	803418092800176	L A, Centro 2, Angadanan, Isabela	House & Lot	035-2019000039	408.50	509.75	6,910,750.00	3/25/2022	UNOCCUPIED/title in the Name of HDMF
<b>HOUSE &amp; LOT/SAN AGUSTIN ISABELA</b>									
16	803418092800174	L 21-E-2, Masaya Norte, San Agustin, Isabela	House & Lot	165-2019001134	528.00	77.00	1,231,098.88	3/17/2023	OCCUPIED/Title for Consolidation
<b>LOT ONLY/SAN AGUSTIN</b>									
17	803418092800099	L 2143-A-1, Masaya Norte, San Agustin, Isabela	Lot Only	165-2015002714	1,621.00	0.00	748,399.49	3/15/2022	UNOCCUPIED/Title in the Name of HDMF
<b>HOUSE &amp; LOT/SAN MATEO</b>									
18	803418092800166	L 6802-E-2, Salinungan East, San Mateo, Isabela	House & Lot	035-2021001649	1,859.00	161.00	2,650,292.39	3/18/2022	OCCUPIED/Title in the Name of HDMF
<b>HOUSE &amp; LOT/SANTIAGO CITY</b>									
19	803418092800110	L 5399-A-2-B-2, San Andres, Santiago City, Isabela	House & Lot	TSC-14668	300.00	324.60	5,524,400.00	7/12/2022	OCCUPIED / Title for Consolidation
20	834202210260001	B 12, L 23-B, Molave Homes Subdivision, Patul, Santiago City, Isabela	House & Lot	165-2016003005	100.00	30.00	893,300.00	8/10/2022	UNOCCUPIED / Title in the Name of HDMF
<b>LOT ONLY SAN ISIDRO</b>									
21	834202211240001	B 12, L 02, Veraner Heights Subdivision, Quezon, San Isidro, Isabela	Lot Only	165-RT2020001508 (SC-95841)	353.00	0.00	312,401.47	9/19/2022	OCCUPIED / Title in the Name of HDMF
<b>HOUSE &amp; LOT/RAMON</b>									
22	834202209140004	B 10, L 15, New York Heights Subdivision, Bugallon Proper, Ramon, Isabela	House & Lot	165-2021000235	48.00	63.20	1,573,400.00	7/29/2022	UNOCCUPIED / Title in the Name of HDMF
<b>NUEVA VIZCAYA</b>									
<b>DIADI</b>									
23	834201811210001	L 6075-A, Poblacion, Diadi, Nueva Vizcaya	House & Lot	036-2012001084	1,000.00	72.00	1,874,390.00	3/16/2022	UNOCCUPIED/Title in the Name of HDMF
<b>BAGABAG</b>									
24	803418092800130	L 1-B-2-B-7, Paniqui, Bagabag, Nueva Vizcaya	House & Lot	036-2016003176	245.00	182.26	2,523,500.00	3/23/2022	OCCUPIED/Title in the Name of HDMF



ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REMARKS
QUEZON									
25	834201910230002	L 5144-A-5-D-1, Baresbes, Quezon, Nueva Vizcaya	House & Lot	036-2016003177	434.00	119.40	993,100.00	3/23/2022	OCCUPIED/Title in the Name of HDMF
26	803418092800116	L 5270-B, Darubba, Quezon, Nueva Vizcaya	House & Lot	036-2015003380	543.00	83.50	740,500.75	3/23/2022	OCCUPIED/Title in the Name of HDMF
QUIRINO									
HOUSE & LOT/DIFFUN									
27	834202210130001	Lot 30623-F, Psd-(af)-02-037112, Rizal, Diffun, Quirino	House & Lot	037-2019000635	1,000.00	48.60	1,035,800.00	6/28/2022	OCCUPIED / Title in the Name of HDMF
LOT ONLY DIFFUN									
28	803418092800111	L 117, Rizal, Diffun, Quirino	Lot Only	037-2015000430	804.00	0.00	1,045,200.00	3/29/2022	UNOCCUPIED/title in the Name of HDMF
AGLIPAY									
29	834201907120003	L 1926, Progreso, Aglipay, Quirino	House & Lot	037-2020000621	781.00	152.68	1,534,300.00	3/15/2022	OCCUPIED/Title in the Name of HDMF

<https://www.foreclosurephilippines.com>