NAGA HOUSING BUSINESS CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

(July 11, 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
53151	*ALBAY* *CATANDUANES* *SORSOGON*	31	*July 25, 2023 to July 31, 2023*

GENERAL GUIDELINES

1. The list of the properties for negotiated sale may be viewed at *https://www.pagibigfund.gov.ph/aa/*.

2. Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.

3. 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.

4. 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.

5. 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-AAF213) 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
Total	**P10,000,00**	**P10,300,00**

*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
Total	**P10,000,00**	**P10,300,00**

*Set by Pag-IBIG Fund
**Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212 - V02, 02/2022; 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 - V02, 02/2022; 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 **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**

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 dropping of offer and receipt of Notice of Award.

9. Acceptance of sealed offers shall be from **08:00 AM to 05:00 PM** starting **July 25, 2023 until July 31, 2023 except weekends and holidays.** No offers shall be accepted after the said cut-off time and date.

10. The determination of winning offers shall be on **August 01, 2023 09:00 AM** at **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR**.

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 on the following week after the scheduled date of determination of winning offers. Buyers are encourage 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 installment and provided 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 (NOAS).
   - 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 Naga Housing Business Center and contact at cel. no. **09951312517** or **09608619036**. You may also email your inquiries for further details at **nagalmrd.aa@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
Acting Vice President
OVP – Home Lending Operations - Luzon
Chairman, Committee on Disposition of
Acquired Asset

(NAGA HOUSING BUSINESS CENTER)

LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number 53151

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	REMARKS
LOT ONLY / ALBAY										
1	852201911220001	Lot 3379-A CAVASI LIGAO CITY ALBAY REGION 5 (BICOL REGION) 4504	Lot Only	078-2022000236	505	0	656,500.00	09/02/2021	11,549.10	HDMF Title
2	805219041200045	Lot 11 Blk. 21 MORAN ESTATES SUBDIVISION MATAGBAC TABACO CITY ALBAY REGION 5 (BICOL REGION) 4511	Lot Only	T-155716	82	0	344,400.00	07/26/2022	6,058.66	HDMF Title - with eroded portion
3	805219093000166	Lot 12434 B-2-A NON-SUBDIVISION BASCARAN DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Lot Only	T-83798	2,589.00	0	6,990,300.00	05/12/2022	122,972.80	For consolidation of title
4	805219093000158	Lot 6414-A-10-D-6-B NON-SUBDIVISION QUIRANGAY CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	078-2021000709	1,000.00	0	1,000,000.00	06/13/2023	17,591.92	HDMF Title
5	805218101600005	Lot 539-J-3 NON-SUBDIVISION LAYON LIGAO CITY ALBAY REGION 5 (BICOL REGION) 4504	Lot Only	T-103328	1,129.00	0	2,370,900.00	03/31/2022	41,708.68	HDMF Title
6	805219042400036	Lot 9 Blk. 35 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-140626	98	0	401,800.00	09/28/2022	7,068.43	HDMF Title
7	805219093000006	Lot 7 Blk. 32 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92078	70	0	287,000.00	09/13/2021	5,048.88	CTS - under abatement
8	805219042400054	Lot 10 Blk. 35 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-140630	110	0	451,000.00	09/28/2022	7,933.96	HDMF Title
9	805218101600008	Lot 08 Blk. 01 Phase No Phase N 050517010 LA PLAYA SUBDIVISION BGY. 39 - BONOT (POB.) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	59057	210	0	1,344,000.00	03/31/2022	23,643.54	HDMF Title
10	805219042400019	Lot 10 Blk. 5B Phase na Section na na AEROVILLE RESORT HOMES BGY. 39 - BONOT (POB.) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	60366	60	0	378,000.00	07/26/2022	6,649.75	HDMF Title
SINGLE ATTACHED / ALBAY										
11	805218101600666	Lot 14 Blk. 1 DIAMOND VILLAGE UBALIW POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Single Attached	T-152659	127	214	3,665,500.00	11/29/2021	64,483.18	For consolidation of title - Unoccupied
DUPLEX / ALBAY										
12	805218101600087	Lot 05 Blk. 22 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-89565	98	24.75	494,000.00	11/23/2021	8,690.41	CTS - under abatement - Occupied
13	805218101600193	Lot 2 Blk. 31 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-92051	70	24.75	356,200.00	11/23/2021	6,266.24	CTS - under abatement - Occupied
LOT ONLY / SORSOGON										
14	805218101600018	Lot 8,9 &10 Blk. 01 Phase No Phase N 056216018 SACRED HEART SUBDIVISION GUINLAJON SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	T-53155/T-31026	681	0	1,498,200.00	05/26/2022	26,356.21	HDMF Title
15	805218101600127	Lot 6285-B2-C4-D Blk. No Block Number Phase No Phase N 056216015 NON-SUBDIVISION CAMBULAGA SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	T-53482	513	0	1,026,000.00	08/01/2022	18,049.31	HDMF Title
LOT ONLY / CATANDUANES										
16	805218101600639	Lot 05 Blk. 29 Phase No Phase N OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	9017	60	0	246,000.00	07/06/2023	4,327.61	For consolidation of title
17	805218101600535	Lot 08 Blk. 13 Phase No Phase N OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6740	150	0	615,000.00	07/06/2023	10,819.03	For consolidation of title
18	805218101600538	Lot 19 Blk. 04 Phase I 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6365	131	0	537,100.00	07/06/2023	9,448.62	For consolidation of title
19	805218101600548	Lot 21 Blk. 30 Phase No Phase N OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	7687	100	0	410,000.00	07/06/2023	7,212.69	For consolidation of title
20	805218101600581	Lot 17 Blk. 30 Phase No Phase N 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6835	119	0	487,900.00	07/06/2023	8,583.10	For consolidation of title
21	805218101600586	Lot 19 Blk. 10 Phase I 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6722	120	0	492,000.00	07/06/2023	8,655.22	For consolidation of title

22	805218101600587	Lot 2 Blk. 05 Phase No Phase N 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6520	125	0	512,500.00	07/06/2023	9,015.86	For consolidation of title
23	805218101600592	Lot 19 Blk. 13 Phase I 052011046 OUR LADY'S VILLAGE SUBDIVISION SAN ISIDRO VILLAGE VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	7075	150	0	615,000.00	07/06/2023	10,819.03	For consolidation of title
24	805218101600584	Lot 23 Blk. 11 Phase I 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	8837	125	0	512,500.00	07/06/2023	9,015.86	For consolidation of title
25	805218101600572	Lot 09 Blk. 31 Phase No Phase N 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	T-8731	195	0	799,500.00	07/06/2023	14,064.74	For consolidation of title
26	805218101600590	Lot 29 Blk. 20 Phase No Phase N 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	7886	70	0	630,900.00	07/06/2023	11,098.74	For consolidation of title
27	805218101600588	Lot 8 Blk. 30 Phase No Phase N 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6725	100	0	410,000.00	07/06/2023	7,212.69	For consolidation of title
28	805218101600589	Lot 18 Blk. 10 Phase I 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6721	120	0	492,000.00	07/06/2023	8,655.22	For consolidation of title
29	805219042400121	Lot 3 Blk. 05 Phase na Section na na 052011015 OUR LADY'S VILLAGE SUBDIVISION-VIRAC CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6521	125	0	512,500.00	07/06/2023	9,015.86	For consolidation of title
DUPLEX / CATANDUANES										
30	805218101600164	Lot 24 Blk. 29 Phase I 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Duplex	12992	60	24.6	322,700.00	02/16/2023	5,676.91	HDMF Title - Occupied
31	805219042400098	Lot 09 Blk. 29 OUR LADY'S VILLAGE SUBDIVISION-VIRAC CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Duplex	9015	60	24.6	246,000.00	07/06/2023	4,327.61	For consolidation of title - Unoccupied