

ZAMBOANGA HOUSING BUSINESS CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

November 07, 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.			PERIOD OF ACCEPTANCE OF OFFERS	
76103	Jasmin Villas Subdivision Olingan, Dipolog City	15	November 20-29, 2023	

GENERAL GUIDELINES

- 1. The list of the properties for negotiated sale may be viewed at (link of the list on the website).

 https://www.pagibigfund.gov.ph/aa/aspx
- 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.7
 - 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
 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	P10,000,000	P10,300,000		

^{*}Set by Pag-IBIG Fund

• 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	P10,000,000	P10,300,000		

Set by Pag-IBIG Fund

- 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.

^{**}Set by the employee/members of the group

^{**}Set by the employee/members of the group

- 6. The sealed envelope containing the offer shall be dropped in the drop box located at following, to wit.
 - ✓ <u>Dipolog Branch, FSA II Building, Quezon Ave., Miputak, Dipolog City 7100.</u>
 - ✓ Zamboanga HBC, L' Arcada Complex, MCLL Highway, Tetuan, Zamboanga City 7000.
- 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, an Authorization Letter signed by the buyer and photocopy of valid ID of the buyer with contact number shall be presented upon registration. The authorization shall only be limited to the dropping of sealed offer.
- 9. Acceptance of sealed offers shall be from (8:00 AM) to (5:00 PM) starting (November 20, 2023) until (November 29, 2023). No offers shall be accepted after the said cut-off time and date.
- 10. The determination of winning offers shall be on (<u>December 04, 2023 at 09:00 AM</u>) at <u>Zamboanga Housing</u> Business Center, 3rd and 4th Floor, L' Arcada Complex, MCLL Highway, Tetuan, Zamboanga City 7000.
- 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 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:
 - i. 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.
 - ii. The amount shall be the buyer's offered price.
 - iii. 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)
 - iv. 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).
 - v. 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.

- vi. 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 <u>Acquired Assets Section, Loans Management and Recovery Division, Western Mindanao Housing Business Center</u> and contact <u>Benjan C. Araño</u> at Tel. no. <u>0947-4881690</u>.

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.

(SGD.) ATTY. GILBERT FRANCIS A. UY III

OIC - Vice President, Home Lending Operations – Visayas/Mindanao Group Chairman, Committee on Disposition of Acquired Assets

https://www.foreclosurephilippines.com

ZAMBOANGA HOUSING BUSINESS CENTER LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number: 76103

Acceptance Period: November 20-29, 2023

ITEM NO.	PROPERTY NUMBER	R PROPERTY LOCATION		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 Offerred Price)	REMARKS
LOT ON	LY / ZAMBOANGA DEI									
1	807621063000101	Lot 17 BIK. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001087	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
2	807621063000104	Lot 20 BIK. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001090	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
3	807621063000122	Lot 4 Blk. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001108	40.00	-	260,000.00	09/15/2022	4,573.90	Lot Only
4	807621063000102	Lot 18 BIK. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001088	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
5	807621063000105	Lot 21 BIK. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001091	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
6	807621063000103	Lot 19 BIK. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001089	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
7	807621063000109	Lot 8 BIK. 2 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001095	104.00	-	655,200.00	04/21/2023	11,526.23	Lot Only
8	807621063000111	Lot 10 BIK. 2 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	128-2019001097	93.00		604, <mark>5</mark> 00.00	09/15/2022	10,634.32	Lot Only
9	8 <mark>0</mark> 762 <mark>1</mark> 06 <mark>3</mark> 0001 <mark>1</mark> 9	Lot 1 Bik. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001105	83.00	1 -	5 <mark>2</mark> 2, <mark>9</mark> 00.00	09/15/2022	9,198.81	Lot Only
10	807621063000099	Lot 15 Blk. 1 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001085	80.00	1	520,000.00	09/15/2022	9,147.80	Lot Only
11	807621063000121	Lot 3 BIK. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001107	40.00	-	252,000.00	08/18/2022	4,433.16	Lot Only
12	807621063000123	Lot 5 Blk. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001109	40.00	-	260,000.00	09/15/2022	4,573.90	Lot Only
13	807621063000124	Lot 6 Bik. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001110	40.00	-	260,000.00	09/15/2022	4,573.90	Lot Only
14	807621063000120	Lot 2 Bik. 4 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Lot Only	T-128-2019001106	40.00	-	252,000.00	09/15/2022	4,433.16	Lot Only
ROW H	OUSE / ZAMBOANGA D	DEL NORTE								
15	807621063000118	Lot 19 BIK. 3 JASMIN VILLAS SUBDIVISION OLINGAN DIPOLOG CITY ZAMBOANGA DEL NORTE REGION 9 (ZAMBOANGA PENINSULA) 7100	Row House	T-128-2019001104	40.00	27.50	595,500.00	09/15/2022	10,475.99	Occupied / Closed

Rank		OFFER TO PURCHASE	
			Date
To: Pag-II	BIG FUND COMMITTEE ON	DISPOSITION OF ACQUIRED ASSETS	
I/We herel	by submit my/our offer to pure	cquired assets under Negotiated Sale with Publica chase the property/ies as described below subject ng the Sale of Pag-IBIG Fund Acquired Assets Pr	to the terms and conditions
1. N	lode of Sale: ☐ Retail Sale	☐ Bulk Sale ☐ Group Sale	
2. L	ocation of the Property (if m	ultiple properties, please attach list of properties to	purchase):
- -		Property Number:	
3. M	linimum Selling Price:		
_		(P	
4. C	Offered Price (must be equal to	o or higher than the Minimum Gross Selling Price):	
		· · · · · · · · · · · · · · · · · · ·)
5. N	•	o pay within 30 days from signing of Deed of Con	•
		erm Installment (to pay within months) (·
		erm Installment (to pay within years) (mable for bulk sale) (please attached a copy of proof	
updated a appearing 1) proper 2) legal of to be s 4) proper Further, I/ my/our pe of my/our pe of my/our it be use of	and I/We investigate and inspersion below is genuine. Further, I/I/I/I/I/I/I/I/I/I/I/I/I/I/I/I/I/I/I/	and harmless from liabilities of whatever kind and third persons involving the property/ies; commitment and makes no guaranty to approve the ag-IBIG Fund's approving authorities.	to purchase. The signature ne physical condition of the d nature arising out of any ne offer, as it is understood ning to the purchase of the set/s including the posting we understand that my/our as may be necessary, for 'Data Privacy Act of 2012"
or change	s in my/our personal informa NATURE OF OFFEROR ER PRINTED NAME		DATE

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

REPRESENTATIVE OVER PRINTED NAME (IF ANY)

Buyer Information (Please write in BLOCK LETTERS):

NAME OF BUYER Last Name	First Name	Name Exte	nsion (e.g. Jr., III)	Middle Name	Maiden Name	DATE OF BIRTH
PRESENT OCCUPAN	IT FORMER OW	NER Pag-l	BIG MEMBER	WITH PREVIOUS /	EXISTING Pag-IBIG	m m d d y y y y HOUSING LOAN ACCOUNT
☐ Yes	☐ Yes	☐ Yes		☐ Yes, Housing Accou	int Number (HAN) :	
□ No	□ No	□ No		□ No		CITIZENOUID
MARITAL STATUS ☐ Single/Unmarried	☐ Widow/er	☐ An	nulled	GENDER Male		CITIZENSHIP
☐ Married	Legally Sepa			☐ Female		
Pag-IBIG MID NUMBI	ER/RTN S	SS/GSIS ID NO.		TAXPAYERS ID NO	. (TIN)	COMMON REFERENCE NO. (CRN)
NAME OF SPOUSE (I Last Name	F MARRIED) First Name	Name Exte	nsion (e.g. Jr., III)	Middle Name	Maiden Name	DATE OF BIRTH m m d d y y y y
PERMANENT HOME Unit/Room No., Floor	ADDRESS Building Name	Lot No., Block N	lo., Phase No. or Hou	se No. Street Nan	ne	CONTACT DETAILS (Indicate country code if abroad) COUNTRY + AREA CODE TELEPHONE NO. Cellphone No.
Subdivision	Barangay	Municipality/City	Province and	d State Country (if abroad)) ZIP Code	
PRESENT HOME AD Unit/Room No., Floor	DRESS Building Name	Lot No., Block No	o., Phase No. or Hous	se No. Street Nam	e	Home Tel. No.
Subdivision	Barangay	Municipality/City	Province and	d State Country (if abroad)	ZIP Code	Employer/Business Tel. No.
EMBLOYED/E	00 NAME					- [
EMPLOYER/BUSINES	SS NAME					Personal Email Address
EMPLOYER/BUSINES Unit/Room No., Floor	SS ADDRESS Building Name	Lot No. Block N	o., Phase No. or Hous	se No. Street Nam	10	
GIIIUNGGIII NG., I 1661	bullating tvarrie	LOT NO., DIOCK IN	o., Friase No. Oi Flous	se No. Street Nam	ic.	PREFERRED MAILING ADDRESS
Subdivision E	Barangay I	Municipality/City	Province and	State Country (if abroad)	ZIP Code	 ☐ Present Home Address ☐ Employer/Business Address ☐ Permanent Home Address
Authorized Rep (Note: Authorized						
NAME OF AUTHORIZI Last Name	ED REPRESENTAT First Name		osion (e.g. Jr., III)	Middle Name	Maiden Name	DATE OF BIRTH
☐ Yes	ag-IBIG MEMBER Yes No	GENDER Male Female	MARITAL STAT Single/Unmarrie Married		☐ Annulled	CITIZENSHIP
Pag-IBIG MID NUMBE	R/RTN SSS	S/GSIS ID NO.		TAXPAYERS ID NO	D. (TIN)	COMMON REFERENCE NO. (CRN)
PERMANENT HOME A Unit/Room No., Floor	ADDRESS Building Name	Lot No., Block No	o., Phase No. or Hous	e No. Street Name	е	CONTACT DETAILS (Indicate country code if abroad) COUNTRY + AREA CODE TELEPHONE NO.
Subdivision E	Barangay M	Municipality/City	Province and	State Country (if abroad)	ZIP Code	Cellphone No.
PRESENT HOME ADD Unit/Room No., Floor	PRESS Building Name	Lot No., Block No	., Phase No. or House	e No. Street Name)	Home Tel. No.
Subdivision E	Barangay M	Лunicipality/City	Province and	State Country (if abroad)	ZIP Code	Employer/Business Tel. No.
EMPLOYER/BUSINES	S NAME					Personal Email Address
EMPLOYER/BUSINES Unit/Room No., Floor	S ADDRESS Building Name	Lot No., Block No	., Phase No. or House	e No. Street Name	•	PREFERRED MAILING ADDRESS
Subdivision B	arangay M	funicipality/City	Province and	State Country (if abroad)	ZIP Code	☐ Present Home Address ☐ Employer/Business Address ☐ Permanent Home Address
		THIS POR	TION IS FO	R Pag-IBIG F	UND USE O	NLY
Reviewed by	Date	Rem	narks			
Noted by Comr	mittee on Disp	osition of A	cquired Asse	ts		