

HOME GUARANTY CORPORATION							
Office of the President							
NOTICE OF SALE as of MARCH 14, 2018							
The Home Guaranty Corporation (HGC) is offering the following properties for sale:							
ITEM NO.	LOCATION	TYPE	TCT / CCT No.	AREA (in sq.m.)		SELLING PRICE	REMARKS
				LOT	FLOOR		
CATEGORY A							
NCR							
1	Building 14 Unit 1431 Guadalupe BLISS Project, Barangay Cembo, Makati City	Condominium Unit	18493	-	60.4	1,316,000.00	With illegal occupant; Title under the name of BDC
2	Building 16 Unit 1624 Guadalupe BLISS Project, Barangay Cembo, Makati City	Condominium Unit	18526		60.4	1,316,000.00	With illegal occupant; Title under the name of BDC
REGION IV-A							
3	Block 6 Lot 10 Almaciga Street, Finasia Homes Subdivision, Barangay San Isidro, Cainta, Rizal	One-storey H&L	342420	180.0	180.0	1,694,000.00	With illegal occupant; Title under the name of Home Insurance and Guaranty Corporation (HIGC)
4	Block 4 Lot 33-B Tradition Homes, Barangay Inocencio, Trece Martires City, Cavite	One-storey H&L	T-57749	37.5	20.0	242,000.00	With illegal occupant; Title under the name of HIGC-Abot-Kaya Pabahay Fund (HIGC-AKPF)

CATEGORY B								
ITEM NO.	LOCATION	TYPE	TCT / CCT No	AREA (in sq.m.)		SELLING PRICE	RENTAL VALUE	REMARKS
				LOT	FLOOR			
REGION III								
5	Lot 2 Pcs.-03-000295 (Portion of Lots 4 to 7 Blk. 1) Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcaban), Mariveles, Bataan	One-storey H&L	129469	200	-	220,000.00	550.00	With Illegal Occupant; Title under the name of HGC
6	Lot 3 Pcs.-03-000295 (Portion of Lots 4 to 7 Blk. 1) Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcaban), Mariveles, Bataan	One-storey H&L	159522	200	56	220,000.00	550.00	With Illegal Occupant; Title under the name of HGC
7	Lot 4 Pcs.-03-000295 (Portion of Lots 4 to 7 Blk. 1) Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcaban), Mariveles, Bataan	One-storey H&L	139014	200	-	220,000.00	550.00	With Illegal Occupant; Title under the name of HGC
8	Lot 5 Pcs.-03-000295 (Portion of Lots 4 to 7 Blk. 1) Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcaban), Mariveles, Bataan	One-storey H&L	139018	200	42	220,000.00	550.00	With Illegal Occupant; Title under the name of HGC
9	Lot 14 Block 1 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcaban), Mariveles, Bataan	Lot	215492	300	-	330,000.00	n/a	Vacant; Title under the name of HGC

10	Lot 8 Block 3 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215502	300	-	330,000.00	n/a	Vacant; Title under the name of HGC
11	Lot 10 Block 3 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215503	530	-	583,000.00	n/a	Vacant; Title under the name of HGC
12	Lot 14 Block 3 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215497	300	-	330,000.00	n/a	Vacant; Title under the name of HGC
13	Lot 6 Block 5 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215496	305	-	335,500.00	n/a	Vacant; Title under the name of HGC
14	Lot 10 Block 5 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215498	303	-	333,300.00	n/a	Vacant; Title under the name of HGC
15	Lot 12 Block 5 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215499	311	-	342,100.00	n/a	Vacant; Title under the name of HGC
16	Lot 7 Block 6 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215501	300	-	330,000.00	n/a	Vacant; Title under the name of HGC
17	Lot 16 Block 8 Karagatan Village Phase II, Barangay Alas-asin (formerly: Cabcabena), Mariveles, Bataan	Lot	215493	306	-	336,600.00	n/a	Vacant; Title under the name of HGC

REGION IV-A

18	Block 4 Lot 1 Road Lot 2, Alfonso Village, Brgy. Alapan, Imus City, Cavite	Two-storey H & L	057-2016005818	76.00	120.00	1,452,000.00	5,500.00	With illegal occupant; Title under the name of HGC
19	Pcs-04-025979, Lot 2, Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus, Cavite	Lot	T-1338439	145.00	-	1,392,000.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
20	Pcs-04-025979, Lot 3, Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus, Cavite	Lot	T-1338440	318.00	-	3,052,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
21	Block 1 Lot 37 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009299	140.00	-	1,344,000.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
22	Block 1 Lot 38 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009353	140.00	-	1,344,000.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
23	Block 1 Lot 39 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009303	139.00	-	1,334,400.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
24	Block 2 Lot 2 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009312	187.00	-	1,795,200.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC

25	Block 2 Lot 3 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009315	144.00	-	1,382,400.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
26	Block 2 Lot 4 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009339	144.00	-	1,382,400.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
27	Block 2 Lot 5 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009319	144.00	-	1,382,400.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
28	Block 2 Lot 6 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009351	240.00	-	2,304,000.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
29	Block 2 Lot 7 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009294	127.00	-	1,219,200.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
30	Block 2 Lot 8 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009295	128.00	-	1,228,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
31	Block 2 Lot 9 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009352	128.00	-	1,228,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
32	Block 2 Lot 11 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009336	128.00	-	1,228,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
33	Block 2 Lot 15 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009341	128.00	-	1,228,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
34	Block 2 Lot 18 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009346	128.00	-	1,228,800.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
35	Block 2 Lot 19 Felizana Estate Subdivision, Brgy. Pasong Buaya, Imus City, Cavite	Lot	057-2011009347	124.00	-	1,190,400.00	n/a	Vacant; Title under the name of AFDC***, with SPA in favor of HGC
36	B13 L24 Alley 11, Cityhomes Resortville Subdivision, Brgy. Lancaan, Dasmariñas City, Cavite	One-storey H&L	057-2013032718	35.00	20.00	212,000.00	900.00	With illegal occupant; Title under the name of HGC
37	Block 64 Lot 5 Alley 53, Cityhomes Resortville Subdivision, Brgy. Lancaan, Dasmariñas City, Cavite	One-storey H&L	057-2015044557	35.00	30.00	266,000.00	1,004.17	With illegal occupant; Title under the name of HGC
38	Block 63 Lot 28 Road Lot 24, ACM Woodstock Homes, Nia Rd., Brgy. Navarro, General Trias City, Cavite	One-storey H&L	057-2012037752	78.30	80.00	1,020,910.00	2,333.33	With illegal occupant; Title under the name of HGC

GENERAL GUIDELINES

1. The sale of the properties is on an "**AS-IS, WHERE-IS**" basis. Prospective bidders are advised to inspect the properties to determine their physical condition and check the titles and the corresponding tax declarations (TDs) as there are properties that have one or all of the following characteristics:
 - (a) have illegal occupant/s;
 - (b) titles/TDs still in the name/s of the previous owner/s and for transfer in the name of Home Guaranty Corporation (HGC); and
 - (c) titles with liens and encumbrances or with annotation of "lis pendens".
2. Bid documents can be secured from the HGC's Marketing and Sales Department (MSD), located at the 4th Floor, Jade Building, 335 Sen. Gil Puyat Avenue, Makati City or downloaded from the HGC website at www.hgc.gov.ph.
3. For clarification on the properties for sale and the guidelines for bidding, prospective bidders are invited to attend the pre-bid conference held every 1st and 3rd Thursday of the month, at 2:00 p.m., at the 4th Floor Conference Room.
4. A bid security shall be paid in cash or manager's check at the HGC Cashier's Office located at the 2nd Floor Jade Building. Prior to paying, the prospective bidder shall secure a Payment Acceptance Order from the MSD. The amount of bid security shall be based on the corresponding percentage of the selling price of the property, as follows:

SELLING PRICE (SP)	BID SECURITY
Up to Php 3.0Mn	5% of the SP
Over Php 3.0Mn	10% of the SP

A photocopy of the HGC Official Receipt covering the bid security shall be included in the bid proposal to be dropped at the bid box referred to in item no. 6 hereof. The bid securities of disapproved purchase proposals shall be refunded immediately upon award of the property to the winning bidder. Bid security paid by the winning bidder shall form part of the required down/full payment for the sale.

5. Terms of Payment

Properties under Category A (newly published properties) can be paid either through outright cash, from proceeds of financing by bank/financial institution, or through installment. Properties under Category B ("hard-to-sell" properties or properties that have remained unsold for six months after these have been endorsed to accredited brokers) can also be paid through outright cash, from proceeds of financing by bank/financial institution, through installment, or can be subject of lease under HGC's Rent-to-Own Program.

5.1. Outright Cash

- 5.1.1 The winning bidder shall be required to remit full payment of the bid price of the property within five (5) working days from receipt of Notice of Award of Sale (NOAS).

5.2 Proceeds of Financing by Bank/Financial Institution

- 5.2.1 A minimum downpayment equivalent to 10% of the bid price shall be required from the winning bidder to be paid within five (5) working days from receipt of NOAS.
- 5.2.2 While awaiting release of the loan proceeds, the winning bidder shall execute a Contract to Sell (CTS) with a term of ten (10) years with HGC. The winning bidder shall pay the required monthly amortization until the proceeds of the loan is remitted to HGC.
- 5.2.3 The winning bidder shall be required to submit a Letter of Guaranty (LOG)/Notice of Loan Approval (NLOA) issued by a bank/financial institution within two (2) months from the execution of the CTS. The winning bidder shall remit the loan proceeds covering full payment of the property within six (6) months from the execution of CTS.
- 5.2.4 In the event that the loan proceeds are not remitted to HGC within the 6-month period, full payment of the outstanding balance shall be required.
- 5.2.5 The authority to move in/occupy the property shall only be issued to the winning bidder upon submission of the LOG/NLOA.

5.3 Installment Scheme

Applicable only to properties that have one or all of the following characteristics:

- (a) have illegal occupant/s;
- (b) titles/TDs still in the names of the previous owners and for transfer in the name of HGC; and
- (c) titles with liens and encumbrances or with annotation of "lis pendens".

5.3.1 HGC In-house Financing

- Minimum downpayment: 10% of the bid price
- Balance shall be payable within a maximum period of 15 years, provided that the age of the bidder does not exceed 70 at the end of the contract term. The following interest rates shall apply:

SP	Interest Rate/annum (if paid on or before due date)	Interest Rate/annum (if paid after due date)
Up to Php 400,000.00	5%	6%
Php 400,001.00 to Php 2.0 MN	8%	9%
More than Php 2.0 MN	11%	12%

5.3.2 One-Year Installment Scheme

- Minimum downpayment: 10% of the bid price
- Balance shall be payable within a period of one year in equal monthly installment at zero percent (0%) interest.

5.4. Rent-to-Own Program – applicable only to properties under Category B

- Minimum monthly lease rate: Based on the appraised lease/rental rate as recommended by the HGC commissioned appraiser
- Term of Lease: Maximum period of five (5) years
- Lease rate is subject to a 10% annual escalation
- Initial cash out: 2 months advance and 2 months deposit (based on the monthly lease rate)
- The Lessee must exercise his/her option to purchase the property within the 5-year term by paying for the property in cash based on the published selling price.
- Portion of payments made by the Lessee during the term of the lease shall be applied as partial payment of the selling price of the property, as follows:

YEAR	PERCENTAGE OF APPLICATION
1	100%
2	90%
3	80%
4	70%
5	60%

6. Bid proposals may be dropped at the designated bid box located at the MSD office until 2:00 pm of every 2nd and 4th Tuesday of the month. All bid proposals received during the said period shall be opened immediately on the same day at 3:00 p.m., at the 4th Floor Conference Room.
7. The award of sale of the property shall be based on the offer deemed to be most advantageous to the Corporation.

For inquiries, please call the Marketing and Sales Department at telephone numbers 897-31-49 & 897-32-86 or visit the HGC office at the 4th Floor, Jade Building, 335 Sen. Gil Puyat Avenue, Makati City. The list of the properties may also be viewed at the HGC website, www.hgc.gov.ph and www.bbbprogram.com.

THE CORPORATION RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS OR TO ACCEPT SUCH BIDS AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE CORPORATION.

(sgd.) RAFAEL P. DELOS SANTOS
Vice President
Asset Management and Disposition Group