

## HOME GUARANTY CORPORATION

Office of the President

## NOTICE OF SALE

As of November 24, 2017

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		
<b>CATEGORY A</b>							
NCR							
1	<a href="#">Building 18 Unit 1812 Guadalupe BLISS Project, Barangay Cembo, Makati City</a>	Condominium Unit	18556	-	60.4	1,196,000.00	With illegal occupant; Title under the name of BDC
2	<a href="#">Building 20 Unit 2033 Guadalupe BLISS Project, Barangay Cembo, Makati City</a>	Condominium Unit	18598	-	60.4	1,316,000.00	With illegal occupant; Title under the name of BDC
REGION IV-A							
3	<a href="#">Block 6 Lot 10 Almaciga Street, Finasia Homes Subdivision, Barangay San Isidro, Cainta, Rizal</a>	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	<a href="#">Block 4 Lot 33-B Tradition Homes, Barangay Inocencio, Trece Martires City, Cavite</a>	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**

5	<a href="#">Block 23 Lot 6 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980290	35.0	20.0	111,000.00	463.00	With illegal occupant; Title under the name of AKPF
6	<a href="#">Block 47 Lot 8 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980286	35.0	20.0	111,000.00	379.00	Dilapidated unit; Vacant; Title under the name of AKPF
7	<a href="#">Block 21 Lot 12 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	Lot	T-988217	35.0	20.0	91,000.00	379.00	Vacant; Title under the name of AKPF
8	<a href="#">Block 17 Lot 5 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	Lot	T-980284	35.0	-	91,000.00	379.00	Vacant; Title under the name of AKPF
9	<a href="#">Block 2 Lot 5 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-916647	37.5	20.0	118,000.00	492.00	Vacant; Title under the name of HIGC
10	<a href="#">Block 27 Lot 12 Carissa Homes 3, Barangay Bagtas, Tanza, Cavite</a>	Lot	T-916646	39.0	-	101,000.00	421.00	Vacant; Title under the name of HIGC
11	<a href="#">Block 2 Lot 97 Belleview Meadows Subd., Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980289	39.6	20.0	220,000.00	916.00	Vacant; Title under the name of AKPF
12	<a href="#">Block 3 Lot 6 Belleview Meadows Subdivision, Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980287	39.6	20.0	220,000.00	916.00	With illegal occupant; Title under the name of AKPF
13	<a href="#">Block 2 Lot 27 Belleview Meadows Subd., Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980288	39.6	20.0	220,000.00	916.00	Vacant; Title under the name of AKPF
14	<a href="#">Block 8 Lot 19 Belleview Meadows Subd., Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-980283	39.6	20.0	220,000.00	916.00	With illegal occupant; Title under the name of AKPF

15	<a href="#">Block 5 Lot 16 Belleview Meadows Subd., Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-979090	39.6	20.0	220,000.00	916.00	Vacant; Title under the name of AKPF
16	<a href="#">Block 2 Lot 18 Belleview Meadows Subd., Barangay Bagtas, Tanza, Cavite</a>	One-storey H&L	T-970397	39.6	20.0	220,000.00	916.00	With illegal occupant; Title under the name of HGC
17	<a href="#">Unit 58-C Upper Building 2nd Level, Cluster Kalaw, Vista De Loro Condominium, Puerto Azul Complex, Barangay Sapang, Ternate, Cavite</a>	Condominium Unit	057-2012000033	-	81.86	1,883,000.0	8,000.00	Vacant; Title under the name of HGC; With "Notice of Assessment & Tax Lien"
18	<a href="#">Block 10 Lot 26 West Plains Subdivision Phase 2, Barangay De Ocampo, Trece Martires City, Cavite</a>	Two-storey H&L	077-2012005263	94.0	56.0	616,000.00	2,567.00	With illegal occupant; Title under the name of HIGC
19	<a href="#">Block 4 Lot 56 Rosal Street, Village Park Subdivision Phase II, Barangay Langkaan, Dasmariñas City, Cavite</a>	One-storey H&L	T-1001989	38.0	20.0	220,000.00	917.00	Vacant; Title under the name of HGC

## GENERAL GUIDELINES

- 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:
  - have illegal occupant/s;
  - titles/TDs still in the name/s of the previous owner/s and for transfer in the name of Home Guaranty Corporation (HGC); and
  - titles with liens and encumbrances or with annotation of "lis pendens".
- 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](http://www.hgc.gov.ph).
- For clarification on the properties for sale and the guidelines for bidding, prospective bidders are invited to attend the pre-bid conference held every 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month, at 2:00 p.m., at the 4th Floor Conference Room.
- 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 2<sup>nd</sup> and 4<sup>th</sup> 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](http://www.hgc.gov.ph) and [www.bbbprogram.com](http://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**  
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Asset Management and Disposition Group