



## PAMPANGA BRANCH

**INVITATION TO SUBMIT OFFER TO PURCHASE**

(November 25, 2022)

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
40060	PAMPANGA TARLAC	42	December 1 – 8, 2022

**GENERAL GUIDELINES**

- The list of the properties for negotiated sale may be viewed at <https://www.pagibigfund.gov.ph/acquiredassets.html>.
- 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 **SUBURBIA COMMERCIAL CENTER MAIMPIS CITY OF SAN FERNANDO PAMPANGA.**
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 **9:00 AM to 4:00 PM** starting **December 1** until **December 8, 2022** No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **December 9, 2022** at **SUBURBIA COMMERCIAL CENTER MAIMPIS CITY OF SAN FERNANDO PAMPANGA.**

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 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 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 San Fernando Housing Business Center and contact Ms. Cristabel A. Faustino and Ms. Maricel T. David at tel. no. 0960-913-7926. You may also email your inquiries for further details at [snfernandolmrd.aad@pagibigfund.gov.ph](mailto:snfernandolmrd.aad@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 G. T. ABILAY**

Chairman, Committee on Disposition of  
Acquired Assets

## (PAMPANGA BRANCH)

## LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 40060

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CT 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
<b>DUPLEX / PAMPANGA</b>										
1.	840201904120006	Lot 18 Bk. 11 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126669	60	51.4	1,800,000.00	13/09/2022	31,665.46	Unoccupied - Title for consolidation
2.	840201904020007	Lot 22 Bk. 10 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126709	60	51.4	1,800,000.00	13/09/2022	31,665.46	Unoccupied - Title for consolidation
3.	804020070900012	Lot 33 Bk. 5 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126626	60	51.4	1,156,900.00	09/07/2021	20,352.09	Unoccupied - Title for consolidation
4.	804021063000209	Lot 25 Bk. 6 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126748	60	51.4	934,740.00	17/05/2021	16,443.52	Unoccupied - Title for consolidation
5.	804021063000210	Lot 13 Bk. 10 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126700	60	51.4	965,015.00	12/05/2021	16,976.47	Unoccupied - Title for consolidation
6.	804020092900101	Lot 13 Bk. 5 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126108	60	51.4	1,358,800.00	09/07/2021	23,903.90	Unoccupied - Title for consolidation
7.	840201901250024	Lot 7 Bk. 21 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	127063	60	51	1,800,000.00	13/09/2022	31,665.46	Unoccupied - Title for consolidation
<b>TOWN HOUSE / PAMPANGA</b>										
8.	840201904120005	Lot 3 Bk. 28 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Town House	126927	42	46.16	1,183,100.00	13/09/2022	20,813.00	Unoccupied - Title for consolidation
9.	840201910170013	Lot 31 Bk. 27 Section 2 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Town House	126989	42	46.16	1,241,400.00	09/07/2021	21,838.61	Unoccupied - Title for consolidation
10.	840201910170007	Lot 8 Bk. 27 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Town House	126966	42	46.16	1,183,100.00	13/09/2022	20,813.00	Unoccupied - Title for consolidation
<b>DUPLEX WITH EAVES / PAMPANGA</b>										
11.	840202001280043	Lot 7 Bk. 11 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126658	60	51.4	1,257,800.00	28/10/2021	22,127.12	Unoccupied - Title for consolidation
12.	840202001280039	Lot 37 Bk. 5 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126630	60	51.4	1,257,800.00	28/10/2021	22,127.12	Unoccupied - Title for consolidation
13.	840202001280031	Lot 27 Bk. 6 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	126757	60	51.4	1,257,800.00	28/10/2021	22,127.12	Unoccupied - Title for consolidation
14.	840202002060001	Lot 19 Bk. 22 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Duplex	127039	60	51.4	1,257,800.00	28/10/2021	22,127.12	Unoccupied - Title for consolidation
<b>SINGLE ATTACHED / PAMPANGA</b>										
15.	840201911210014	Lot 7 Bk. 4 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Single Attached	126512	96	38.9	1,624,800.00	09/07/2021	28,583.35	Unoccupied - Title for consolidation
<b>TOWNHOUSE - END WITH EAVES / PAMPANGA</b>										
16.	804019041100276	Lot 18 Bk. 27 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Townhouse - End with Eaves	126976	54	46.16	1,242,400.00	15/03/2022	21,856.20	Unoccupied - Title for consolidation
<b>ROW HOUSE / PAMPANGA</b>										
17.	840202001150001	Lot 38 Bk. 24 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Row House	126176	42	22.5	693,000.00	28/10/2021	12,191.20	Unoccupied - Title for consolidation
18.	840201905270002	Lot 40 Bk. 24 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Row House	126178	42	22.5	705,600.00	15/03/2022	12,412.86	Unoccupied - Title for consolidation
19.	840201910170008	Lot 10 Bk. 25 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Row House	126196	42	22.5	693,000.00	09/07/2021	12,191.20	Unoccupied - Title for consolidation
<b>ROW HOUSE - END WITH FIREWALL / PAMPANGA</b>										
20.	840201901250016	Lot 2 Bk. 28 ANGELENOS VILLE CUAYAN ANGELES CITY PAMPANGA REGION 3 (CENTRAL LUZON) 2009	Tow House - End with Eaves	126926	72	46.16	1,447,100.00	13/09/2022	25,457.27	Unoccupied - Title for consolidation
<b>SINGLE DETACHED / TARLAC</b>										
21.	804019041200163	Lot 5 Bk. 5 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373216	96	89.8	1,383,200.00	15/07/2021	24,333.14	Unoccupied - Title for consolidation
22.	804019041200191	Lot 3 Bk. 8 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374228	135	124.82	3,215,200.00	15/07/2021	56,561.54	Occupied - Title for consolidation
23.	804019041200167	Lot 29 Bk. 9 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	377314	135	124.82	3,215,200.00	15/07/2021	56,561.54	Unoccupied - Title for consolidation
24.	804019041200166	Lot 16 Bk. 9 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	377301	135	124.82	2,988,400.00	15/07/2021	52,571.69	Unoccupied - Title for consolidation
25.	804020031200102	Lot 23 Bk. 9 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	377308	135	124.82	3,215,200.00	15/07/2021	56,561.54	Unoccupied - Title for consolidation

26.	804019041200233	Lot 4 Bk. 8 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	373746		135	75.2	2,178,600.00	15/07/2021	38,325.76	Unoccupied - Title for consolidation
27.	804021073100081	Lot 13 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374210		139	124.82	3,225,501.74	03/05/2021	56,742.74	Unoccupied - Title for consolidation
28.	804021043000040	Lot 23 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374219		139	124.82	3,233,200.00	15/07/2021	56,878.20	Unoccupied - Title for consolidation
29.	804019041200198	Lot 4 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374201		139	124.82	3,119,800.00	15/07/2021	54,883.27	Unoccupied - Title for consolidation
30.	804019041200157	Lot 21 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374217		139	124.82	3,119,800.00	15/07/2021	54,883.27	Occupied/Closed - Title for consolidation
31.	804019041200165	Lot 14 Bk. 9 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	377299		135	124.82	2,988,400.00	15/07/2021	52,571.69	Unoccupied - Title for consolidation
32.	804019041200210	Lot 28 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374224		139	124.82	3,233,200.00	15/07/2021	56,878.20	Unoccupied - Title for consolidation
33.	804019041200196	Lot 36 Bk. 9 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	374240		135	82.97	2,265,500.00	15/07/2021	39,854.49	Unoccupied - Title for consolidation
34.	804019041200187	Lot 3 Bk. 7 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Single Detached	373739		139	124.82	3,460,000.00	15/07/2021	60,868.04	Unoccupied - Title for consolidation
<b>DUPLEX / TARLAC</b>											
35.	804019041200243	Lot 12 Bk. 6 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373245		96	89.8	1,677,600.00	15/07/2021	29,512.21	Unoccupied - Title for consolidation
36.	804019041200232	Lot 6 Bk. 5 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373217		96	89.8	1,383,200.00	15/07/2021	24,333.14	Unoccupied - Title for consolidation
37.	804021043000043	Lot 13 Bk. 6 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373246		96	89.8	1,677,600.00	15/07/2021	29,512.21	Unoccupied - Title for consolidation
38.	804019041200207	Lot 6 Bk. 6 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373239		96	89.8	1,734,200.00	15/07/2021	30,507.91	Unoccupied - Title for consolidation
39.	804019041200237	Lot 9 Bk. 6 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373242		96	89.5	1,734,200.00	15/07/2021	30,507.91	Unoccupied - Title for consolidation
40.	804019041200231	Lot 3 Bk. 4 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373186		96	89.8	1,621,000.00	15/07/2021	28,516.50	Unoccupied - Title for consolidation
41.	804019041200162	Lot 5 Bk. 4 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373188		96	89.8	1,621,000.00	15/07/2021	28,516.50	Unoccupied - Title for consolidation
42.	804019041200208	Lot 5 Bk. 6 ROSMONT EXECUTIVE VILLAS SEPUNG CALZADA TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Duplex	373238		96	89.8	1,734,200.00	15/07/2021	30,507.91	Unoccupied - Title for consolidation