

HOME GUARANTY CORPORATION							
Office of the President							
NOTICE OF SALE as of September 16, 2018							
The Home Guaranty Corporation (HGC) is offering the following properties for sale:							
ITEM NO.	LOCATION	TYPE	AREA (in sq.m.)		TCT NO.	SELLING PRICE	REMARKS
			LOT	FLOOR			
CATEGORY A							
REGION IV-A							
1	Block 1 Lot 28 Village Park Subdivision, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	38.00	26.00	057-2016024478	235,000.00	With illegal occupant; Title in the name of HGC
2	Block 14 Lot 12 Parklane Country Homes, Barangay Santiago, General Trias, Cavite	1-storey H&L	36.00	22.00	057-2012032821	122,000.00	With illegal occupant; Title in the name of HGC
3	Block 19 Lot 32 Parklane Country Homes, Barangay Santiago, General Trias, Cavite	1-storey H&L	36.00	22.00	057-2012030774	132,000.00	With illegal occupant; Title in the name of HGC
4	Block 10 Lot 30 Woodsite 1, Barangay Pasong Buaya II, Imus, Cavite	2-storey H&L	35.00	70.00	057-2016029364	328,000.00	With illegal occupant; Title in the name of HGC
5	Block 16 Lot 19 ACM Woodstock Subdivision, Barangay Alapan 1-A, Imus, Cavite	1-storey H&L	36.00	25.00	057-2016022985	220,000.00	With illegal occupant; Title in the name of HGC
6	Block 2 Lot 18 Progressive Village, Barangay Tagapo, Sta. Rosa, Laguna	1-storey H&L	105.00	40.00	339773	789,000.00	Vacant; Title for transfer under HGC's name
7	Block A-3 Lot 16 Progressive Village, Barangay Tagapo, Sta. Rosa, Laguna	1-storey H&L	120.00	32.00	060-2015022209	1,072,000.00	Vacant; Title in the name of HGC
8	Block 13 Lot 2 Santa Rosa Village, Sta. Rosa, Laguna	1-storey H&L	161.00	56.00	588258	1,268,000.00	Vacant; Title for transfer under HGC's name
REGION VI							
9	Block 1 Lots 19 and 20 Gran Plains Subdivision Phase II, Barangay Henchanova, Jaro, Iloilo City	2-storey H&L	600.00	524.00	149520 and 149519	5,099,000.00	Vacant; Title in the name of HGC
SUB-TOTAL			1,167.00	817.00		9,265,000.00	

CATEGORY B

REGION IV-A

1	Block 48 Lot 7 Asiaworld Street, Cityhomes Resortville Phase II, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	47.50	30.00	1254183	302,000.00	With illegal occupant; Title in the name of HGC
2	Block 59 Lot 23 Cityhomes Resortville Phase V, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	35.00	21.00	057-2014017206	239,000.00	Vacant; Title in the name of HGC
3	Block 55 Lot 53 Cityhomes Resortville Phase II, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	66.50	52.50	057-2012037755	497,000.00	With illegal occupant; Title in the name of HGC
4	Block 76 Lot 30 Cityhomes Resortville Phase II, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	47.50	25.00	570289	272,000.00	With illegal occupant; Title for transfer under HGC's name
5	Block 77 Lots 19 and 21 Cityhomes Subdivision, Sampaloc IV, Barangay BuroI, Dasmariñas, Cavite	1-storey H&L	76.00	26.00	994948 and 994949	438,000.00	Vacant; Title in the name of HGC
6	Block 75 Lot 18 Cityhomes Subdivision, Sampaloc IV, Barangay BuroI, Dasmariñas, Cavite	1-storey H&L	38.00	26.00	T-1296822	226,000.00	Vacant; Title in the name of HGC
7	Block 27 Lot 33 Southcrest Village, Barangay San Agustin, Dasmariñas, Cavite	2-storey H&L	55.00	42.00	057-2012032102	272,000.00	Vacant; Title in the name of HGC
8	Block 6 Lot 14 Fatima Heights Subdivision, Barangay Paliparan, Dasmariñas, Cavite	1-storey H&L	80.00	70.00	057-2016023762	502,000.00	With illegal occupant; Title in the name of HGC
9	Block 6 Lot 14 Village Park Subdivision, Barangay Lancaan, Dasmariñas, Cavite	1-storey H&L	38.00	2.00	1085303	205,000.00	Vacant; Title in the name of HGC
10	Block 139 Lot 13 Heritage Homes, Barangay M. Gregorio, Trece Martires, Cavite	Partly 1-storey/2-storey reinforced concrete H&L	96.00	48.00	077-2012005320	442,000.00	Vacant; Title in the name of HGC

11	Block 16 Lot 7 Bonair Homes Subdivision, Molino III, Bacoor, Cavite	1-storey H&L	50.00	35.00	057-2012009745	481,000.00	With illegal occupant; Title in the name of HGC
12	Block 4 Lot 2 Our Mahogany Village I, Barangay Tatalon, Cabuyao, Laguna	1-storey H&L	43.70	40.00	060-2014024175	433,000.00	Vacant; Title in the name of HGC
13	Block 2 Lot 84 Garden Homes Subdivision, Barangay Banlic/San Cristobal, Calamba, Laguna	2-storey H&L	80.00	66.30	060-2013004083	750,000.00	With illegal occupant; Title in the name of HGC
14	Block 11 Lot 55 Acacia Park Homes Subdivision, Barangay Saimsim, Calamba, Laguna	2-storey H&L	65.00	32.00	060-2012015990	675,000.00	With illegal occupant; Title in the name of HGC
15	Block 30 Lot 1 Acacia Park Homes Subdivision, Barangay Saimsim, Calamba, Laguna	2-storey H&L	68.00	42.00	060-2010001337	635,400.00	Vacant; Title in the name of HGC
SUB-TOTAL							
			886.20	581.80		6,355,000.00	
GRAND TOTAL							
			2,053.20	1,398.80		15,620,000.00	

Note: All properties are being sold on an "as-is, where-is" basis and can be paid either through outright cash, from proceeds of financing by bank/ financial institution, or through installment. Properties under Category B can also be subject of lease under HGC's Rent-to-Own Program.

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 starting **September 17, 2018** 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 to be held on **September 20, 2018 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 downpayment for the sale.

5. Terms of Payment

All properties can be paid either through outright cash, from proceeds of financing by bank/financial institution, or through installment. Properties under Category B can also 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. The winning bidder shall execute a Contract to Sell (CTS) with HGC for a term of ten (10) years with interest at 6% to 12% per annum depending on the bid price while awaiting release of the loan proceeds. The winning bidder shall pay the required monthly amortization under the CTS 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%
Above 400,000.00 to Php 2.0Mn	8%	9%
More than Php 2.0Mn	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 and pay the published selling price in cash.
- 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 shall be dropped at the designated bid box located at the MSD office starting **September 17, 2018 until 2:00 PM of October 2, 2018**. All bid proposals received during the said period shall be opened immediately at 3:00 p.m., at the 4th Floor Conference Room. Only direct sales, i.e. non-brokered sales, shall be entertained during the period. Properties that will remain unsold shall be posted at the HGC website at www.hgc.gov.ph and made available every 2nd and 4th Tuesday of the month thereafter.
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