

PHILIPPINE GUARANTEE CORPORATION

**NOTICE OF SALE
As of October 9, 2020**

The Home Guaranty Corporation (HGC) now, Philippine Guarantee Corporation, is offering the following properties for sale:

ITEM NO.	LOCATION	TYPE	AREA (in sq.m.)		TCT / CCT NO.	SELLING PRICE	REMARKS
			LOT	FLOOR			
CATEGORY A							
NCR							
1	Building C Unit 830, 8 th Floor Cluster I, El Pueblo Condominium, Anonas Street, Sta. Mesa, Manila	Condominium Unit	-	15.80	002-2017008944	1,503,700.00	Vacant; Title in the name of HGC
2	Unit P-302, 3 rd Floor, El Pueblo Condominium Phase 4, King Christian Extension, Barangay Bagbag, Quezon City	Condominium Unit	-	13.00	004-2017015648	829,400.00	Vacant; Title in the name of HGC
3	Unit 315, 3 rd Floor (Mizu Building), The Redwoods Condominium, Barangay Pasong Putik, Novaliches, Quezon City	Condominium Unit	-	56.50	004-2017017136	3,780,889.78	Vacant; Title in the name of HGC
REGION I							
4	Lot 9913-A/ 27957, Lot 9913, Lot 9913-C/ 27959 Ven-Flor Village, Barangay Dalumpinas Oeste, San Fernando City, La Union	Lot only	1,099.00	-	T-12465	5,198,600.00	Vacant; Title in the name of HGC
REGION IV-A							
5	Block 64 Lot 5 Cityhomes Resortville Subdivision Phase 5, Barangay Langkaan, Dasmariñas City, Cavite	1-storey H & L	35.00	30.00	057-2015044557	287,100.00	With illegal occupant; Title in the name of HGC
6	Block 4 Lot 1 Alfonso Village, Barangay Alapan 1-B, Imus City, Cavite	2-storey H & L	76.00	120.00	057-2016005818	1,567,500.00	Vacant; Title in the name of HGC
7	2nd Floor Upper Building, Unit 58-C Cluster Kalaw Vista de Loro Heights, Puerto Azul Complex, Barangay Sapang, Ternate, Cavite	Condominium Unit	-	81.86	057-2012000033	3,512,300.00	Vacant; Title in the name of HGC
8	Block 17 Lot 5 Carissa Homes Subdivision Phase III, Barangay Bagtas, Tanza, Cavite	Lot only	35.00	-	T-980284	115,500.00	Vacant; Title in the name of AKPF
CATEGORY B							
NCR							
9	Blk 10 Lot 4, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	698.00	-	T-43943	11,168,000.00	With illegal occupant; Title in the name of HIGC
10	Blk 12 Lot 26, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	262.00	-	T-48134	3,930,000.00	With illegal occupant; Title in the name of HIGC

11	Blk 12 Lot 27, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	326.00	-	T-48135	5,216,000.00	With illegal occupant; Title in the name of HIGC
12	Blk 12 Lot 29, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	211.00	-	T-50037	3,376,000.00	With illegal occupant; Title in the name of HIGC
13	Blk 12 Lot 49, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	337.00	-	T-48132	5,446,000.00	With illegal occupant; Title in the name of HIGC
14	Blk 12 Lot 50, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	9.00	-	T-50048		
15	Blk 13 Lot 8, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	279.00	-	T-48120	4,185,000.00	With illegal occupant; Title in the name of HIGC
16	Blk 13 Lot 12, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	60.00	-	T-50053	900,000.00	With illegal occupant; Title in the name of HIGC
17	Blk 20 Lot 5 (Pcs. 13-000060), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	117.00	-	T-50081	1,755,000.00	With illegal occupant; Title in the name of HIGC
18	Blk 20 Lot 5 (Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	303.00	-	T-50062	4,545,000.00	With illegal occupant; Title in the name of HIGC
19	Blk 21 Lot 5, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	556.00	-	T-50064	8,340,000.00	With illegal occupant; Title in the name of HIGC
20	Blk 21 Lot 6, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	551.00	-	T-50065	8,265,000.00	With illegal occupant; Title in the name of HIGC
21	Blk 22 Lot 2, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	17.00	-	T-50066	3,150,000.00	With illegal occupant; Title in the name of HIGC
22	Blk 22 Lot 4, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	193.00	-	T-50067		
23	Blk 22 Lot 5, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	61.00	-	T-50068	7,890,000.00	With illegal occupant; Title in the name of HIGC
24	Blk 22 Lot 6, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	465.00	-	T-50069		
25	Blk 22 Lot 7, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	533.00	-	T-50070	7,995,000.00	With illegal occupant; Title in the name of HIGC
26	Blk 22 Lot 8, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	516.00	-	T-50071	7,740,000.00	With illegal occupant; Title in the name of HIGC

27	Blk 22 Lot 9, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	634.00	-	T-50072	9,510,000.00	With illegal occupant; Title in the name of HIGC
28	Blk 22 Lot 10, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	508.00	-	T-50073	7,620,000.00	With illegal occupant; Title in the name of HIGC
29	Blk 22 Lot 11 (Pcs. 04-000860), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	27.00	-	T-50054	9,585,000.00	With illegal occupant; Title in the name of HIGC
30	Blk 22 Lot 11 (Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	140.00	-	T-50082		
31	Blk 22 Lot 11 (Pcs. 13-000060), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	472.00	-	T-50074		
32	Blk 22 Lot 12 (Pcs. 13-000060), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	27.00	-	T-50083	7,695,000.00	With illegal occupant; Title in the name of HIGC
33	Blk 22 Lot 12 (Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	486.00	-	T-50075		
34	Blk 22 Lot 14 (Pcs. 13-000060), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	113.00	-	T-50084	1,695,000.00	With illegal occupant; Title in the name of HIGC
35	Blk 22 Lot 14 Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	405.00	-	T-50076	6,075,000.00	With illegal occupant; Title in the name of HIGC
36	Blk 23 Lot 5, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	540.00	-	T-50038	8,100,000.00	With illegal occupant; Title in the name of HIGC
37	Blk 23 Lot 9, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	558.00	-	T-50055	8,370,000.00	With illegal occupant; Title in the name of HIGC
38	Blk 23 Lot 16 (Pcs. 04-000860), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	312.00	-	T-50056	7,305,000.00	With illegal occupant; Title in the name of HIGC
39	Blk 23 Lot 16 (Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	175.00	-	T-50177		
40	Blk 23 Lot 18 (Pcs. 13-000027), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	127.00	-	T-50078	7,320,000.00	With illegal occupant; Title in the name of HIGC
41	Blk 23 Lot 18 (Pcs. 04-000860), BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	361.00	-	T-50057		
42	Blk 23 Lot 22, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	450.00	-	T-50058	6,750,000.00	With illegal occupant; Title in the name of HIGC

43	Blk 24 Lot 11, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	530.00	-	T-43925	7,950,000.00	With illegal occupant; Title in the name of HIGC
44	Blk 24 Lot 13, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	507.00	-	T-43826	7,605,000.00	With illegal occupant; Title in the name of HIGC
45	Blk 24 Lot 23, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	531.00	-	T-43830	7,965,000.00	With illegal occupant; Title in the name of HIGC
46	Blk 25 Lot 13, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	512.00	-	T-48144	7,680,000.00	With illegal occupant; Title in the name of HIGC
47	Blk 25 Lot 15, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	513.00	-	T-48116	7,695,000.00	With illegal occupant; Title in the name of HIGC
48	Blk 25 Lot 17, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	518.00	-	T-50059	7,770,000.00	With illegal occupant; Title in the name of HIGC
49	Blk 33 Lot 13, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	302.00	-	T-48142	4,530,000.00	With illegal occupant; Title in the name of HIGC
50	Blk 33 Lot 15, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	301.00	-	T-48124	4,515,000.00	With illegal occupant; Title in the name of HIGC
51	Blk 33 Lot 17, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	301.00	-	T-48123	4,515,000.00	With illegal occupant; Title in the name of HIGC
52	Blk 33 Lot 19, BF Martinville Subd., Brgy. Manuyo Dos, Las Piñas City	Lot Only	301.00	-	T-48108	4,515,000.00	With illegal occupant; Title in the name of HIGC
53	Block 4 Lot 2 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	205.00	-	123275	3,075,000.00	With illegal occupant; Title in the name of HGC
54	Block 4 Lot 6 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	195.00	-	123276	2,925,000.00	With illegal occupant; Title in the name of HGC
55	Block 4 Lot 9 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	240.00	-	124482	3,600,000.00	With illegal occupant; Title in the name of HGC
56	Block 4 Lot 10 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	188.00	-	124483	2,820,000.00	With illegal occupant; Title in the name of HGC
57	Block 4 Lot 11 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	176.00	-	124484	2,640,000.00	With illegal occupant; Title in the name of HGC
58	Block 4 Lot 12 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	233.00	-	123281	3,495,000.00	With illegal occupant; Title in the name of HGC
59	Block 4 Lot 15 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	200.00	-	124490	3,000,000.00	With illegal occupant; Title in the name of HGC
60	Block 4 Lot 16 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	183.00	-	124491	2,745,000.00	With illegal occupant; Title in the name of HGC

61	Block 4 Lot 17 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	239.00	-	124492	3,585,000.00	With illegal occupant; Title in the name of HGC
62	Block 4 Lot 18 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	202.00	-	124519	3,030,000.00	With illegal occupant; Title in the name of HGC
63	Block 4 Lot 22 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	305.00	-	124515	4,575,000.00	With illegal occupant; Title in the name of HGC
64	Block 4 Lot 23 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	251.00	-	124516	3,765,000.00	With illegal occupant; Title in the name of HGC
65	Block 4 Lot 24 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	188.00	-	124517	2,820,000.00	With illegal occupant; Title in the name of HGC
66	Block 4 Lot 25 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	250.00	-	124501	3,750,000.00	With illegal occupant; Title in the name of HGC
67	Block 4 Lot 26 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	311.00	-	124520	4,665,000.00	With illegal occupant; Title in the name of HGC
68	Block 9 Lot 1 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	480.00	-	71659	7,200,000.00	With illegal occupant; Title in the name of HGC
69	Block 9 Lot 2 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	367.00	-	71658	5,505,000.00	With illegal occupant; Title in the name of HGC
70	Block 9 Lot 3 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	314.00	-	71541	4,710,000.00	With illegal occupant; Title in the name of HGC
71	Block 9 Lot 4 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	290.00	-	71542	4,350,000.00	With illegal occupant; Title in the name of HGC
72	Block 9 Lot 6 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	292.00	-	124503	4,380,000.00	With illegal occupant; Title in the name of HGC
73	Block 9 Lot 7 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	289.00	-	124504	4,335,000.00	With illegal occupant; Title in the name of HGC
74	Block 9 Lot 8 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	289.00	-	124505	4,335,000.00	With illegal occupant; Title in the name of HGC
75	Block 9 Lot 9 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	366.00	-	124506	5,490,000.00	With illegal occupant; Title in the name of HGC
76	Block 9 Lot 10 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	387.00	-	124507	5,805,000.00	With illegal occupant; Title in the name of HGC
77	Block 9 Lot 11 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	349.00	-	124508	5,235,000.00	With illegal occupant; Title in the name of HGC
78	Block 9 Lot 12 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	375.00	-	124509	5,625,000.00	With illegal occupant; Title in the name of HGC
79	Block 9 Lot 13 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	500.00	-	124510	7,500,000.00	With illegal occupant; Title in the name of HGC
80	Block 11 Lot 4 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	355.00	-	71655	5,325,000.00	With illegal occupant; Title in the name of HGC

81	Block 11 Lot 5 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	376.00	-	71654	5,640,000.00	With illegal occupant; Title in the name of HGC
82	Block 11 Lot 6 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	373.00	-	71653	5,595,000.00	With illegal occupant; Title in the name of HGC
83	Block 11 Lot 7 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	520.00	-	71652	7,800,000.00	With illegal occupant; Title in the name of HGC
84	Block 11 Lot 8 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	703.00	-	71651	10,545,000.00	With illegal occupant; Title in the name of HGC
85	Block 12 Lot 2 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	428.00	-	71678	6,420,000.00	With illegal occupant; Title in the name of HGC
86	Block 21 Lot 13 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	425.00	-	71643	6,375,000.00	With illegal occupant; Title in the name of HGC
87	Block 21 Lot 15 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	425.00	-	71644	6,375,000.00	With illegal occupant; Title in the name of HGC
88	Block 34 Lot 7 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	398.00	-	71623	5,970,000.00	With illegal occupant; Title in the name of HGC
89	Block 38 Lot 13 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	312.00	-	71632	4,680,000.00	With illegal occupant; Title in the name of HGC
90	Block 43 Lot 5 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	624.00	-	71660	9,360,000.00	With illegal occupant; Title in the name of HGC
91	Block 16 Lot 1 Finasia Homes Subdivision, Sucat, Parañaque City	Lot Only	509.00	-	71621	7,635,000.00	With illegal occupant; Title in the name of HGC

REGION III

92	Block 27 Lot 37, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013009717	154,900.00	Vacant; Title in the name of HGC-AKPF
93	Block 49 Lot 33, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013008069	154,900.00	Vacant; Title in the name of HGC-AKPF
94	Block 6 Lot 21, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013008127	154,900.00	Vacant; Title in the name of HGC-AKPF
95	Block 12 Lot 24, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2014008500	154,900.00	Vacant; Title in the name of HGC-AKPF
96	Block 13 Lot 33, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013007822	154,900.00	Vacant; Title in the name of HGC-AKPF
97	Block 5 Lot 5, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2014008022	154,900.00	Vacant; Title in the name of HGC-AKPF
98	Block 14 Lot 11, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2014022224	154,900.00	Vacant; Title in the name of HGC-AKPF

99	Block 31 Lot 13, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013006171	154,900.00	With illegal occupant; Title in the name of HGC-AKPF
100	Block 16 Lot 37, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2014007708	154,900.00	With illegal occupant; Title in the name of HGC-AKPF
101	Block 28 Lot 36, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2014021399	154,900.00	With illegal occupant; Title in the name of HGC-AKPF
102	Block 23 Lot 27, Willowbend Subdivision, Barangay Pinagkuartelan, Pandi, Bulacan	1-storey H & L	37.00	15.36	040-2013020891	154,900.00	With illegal occupant; Title in the name of HGC-AKPF
REGION IV-A							
103	Block 23 Lot 20 Regina Ville 2000, Barangay Inocencio, Trece Martires City, Cavite	1-storey H & L	35.00	22.75	T-92516	181,000.00	With illegal occupant; Title in the name of HGC-AKPF
104	Block 76 Lot 32 Phase 2A, Mabuhay Homes 2000, Barangay Darangan, Binangonan, Rizal	1-storey H & L	43.00	25.00	M-109433	159,000.00	With illegal occupant; Title in the name of HGC
105	Block 69 Lot 7 Phase 2A, Mabuhay Homes 2000, Barangay Darangan, Binangonan, Rizal	1-storey H & L	43.00	25.00	M-98085	159,000.00	With illegal occupant; Title in the name of HIGC
106	Block 55 Lot 18 Phase I, Carissa Homes East I, Barangay Bagumbayan, Teresa, Rizal	1-storey H & L	32.00	18.00	M-113109	169,840.00	With illegal occupant; Title in the name of AKPF
REGION XI							
107	Lot 941-B-2-B-4-B-14, Pag-ibig Homes Subdivision, Brgy. Catalunan Grande, Davao City	1-storey H & L	183.00	45.00	89142	1,065,000.00	With illegal occupant; Title for transfer in the name of HGC
108	Block 11 Lot 12, Pag-ibig Heights Subdivision, Brgy. Catalunan Grande, Davao City	1-storey H & L	150.00	114.00	367154	1,910,000.00	With illegal occupant; Title in the name of HGC
109	Block 3 Lot 6 Rosalina Village Phase 3, Barangay Dumoy, Toril, Davao City	1-Storey H & L	120.00	36.00	146-2013006692	442,000.00	Vacant; Title in the name of HGC - AKPF
110	Block 14 Lot 16 Capitol Hills Subdivision, Barangay Mankilam, Tagum City, Davao	1-Storey H & L	120.00	36.00	T-207883	432,000.00	With illegal occupant; Title in the name of HGC - AKPF
111	Block 11 Lot 3 Darluz Subdivision, Barangay Tibal-Og, Sto. Tomas, Davao del Norte	1-Storey H & L	120.00	40.00	T-207881	408,000.00	With illegal occupant; Title in the name of HGC - AKPF
112	Block 11 Lot 5 Darluz Subdivision, Barangay Tibal-Og, Sto. Tomas, Davao del Norte	1-Storey H & L	120.00	40.00	T-207884	408,000.00	With illegal occupant; Title in the name of HGC - AKPF

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 PhilGuarantee'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 Philippine Guarantee Corporation (PhilGuarantee); and (c) titles with liens and encumbrances or with annotation of "lis pendens".
2. Bid documents can be secured from the PhilGuarantee's Asset Sales and Disposition Department (ASDD), located at the 4th Floor, Jade Building, 335 Sen. Gil Puyat Avenue, Makati City or downloaded from the PhilGuarantee website at www.philguarantee.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 PhilGuarantee 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 Minimum Disposition Price (MDP) of the property, as follows:

MDP	BID SECURITY
Up to Php 3.0Mn	5% of the SP
Over Php 3.0Mn	10% of the SP

A photocopy of the PhilGuarantee 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 PhilGuarantee's Rent-to-Own Program.

5.1 Outright Cash

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 PhilGuarantee for a term of ten (10) years with interest at 6% to 12% per annum depending on the awarded 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 PhilGuarantee.

- 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 PhilGuarantee 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 PhilGuarantee; and (c) titles with liens and encumbrances or with annotation of “lis pendens”.

5.3.1. PhilGuarantee 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:

AWARDED BID PRICE	Interest Rate / annum (if paid on or before due date)	Interest Rate / annum (if paid after due date)
Up to ₱ 400,000.00	5%	6%
Above ₱ 400,000.00 to ₱ 2.0Mn	8%	9%
More than ₱ 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 PhilGuarantee 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 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 8-897-31-49 & 8-897-32-86 or visit the PhilGuarantee 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 PhilGuarantee website, www.philguarantee.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
Senior Vice President
Special Asset Management and Recovery Group