



ISO 9001:
2008 Certified

Pag-IBIG Fund Housing Programs

Enhanced Housing Loan Program



HOUSING LOAN PROGRAM



Enhanced Portfolio Categorization

- 1 End-User Home Financing Program**
- 2 Affordable Housing Loan Program**



End-User Home Financing Program

(Circular No. 310)



Loan Purpose – Regular Housing Loan



- ✓ **Purchase of residential lot** or adjoining lots
(max 1,000 sq.m.; min 28 sq.m.)
- ✓ **Purchase of house & lot, townhouse or condominium unit** (adjoining units)
- ✓ **Construction of house**
- ✓ **Improvement of house**
- ✓ **Refinancing of an existing Housing loan**



Individual Home Financing Program

Combined Loan Purposes



- ✓ **Lot purchase** with **house construction**
- ✓ **Purchase of residential unit** with **home improvement**
- ✓ **Refinancing** with **home improvement or house construction**



Individual Home Financing Program

Who are Eligible?



All Active Pag-IBIG members with :

- ✓ at least **24 months contributions**
- ✓ **not more than 65 years old** at the **date of loan application, insurable** and **is not more than 70 years old** at the **date of loan maturity**
- ✓ **legal capacity to acquire** and **encumber real property**



Individual Home Financing Program

still on being Eligible...



Must also have:

- ✓ **No outstanding** Pag-IBIG housing loan
- ✓ **No Pag-IBIG housing loan** foreclosed, cancelled, bought back, or voluntarily surrendered
- ✓ **If with existing Pag-IBIG Multi Purpose Loan (MPL)**, payments should be updated upon Housing Loan application



Individual Home Financing Program



Maximum Loanable Amount

PHP 6 Million

Shall be based on the
lowest of the following:

- ☒ **Actual Need**
- ☒ **Capacity to Pay**
- ☒ **Loan-to-Appraisal Value Ratio**



Knowing the Basis of your Loan



☒ **Actual Need**

PL/PRU: Selling Price

Refinancing: Outstanding Balance



☒ **Capacity to Pay**

35% of your Gross Monthly Income, for loans up to P1,250,000

30% of your Gross Monthly Income, for loans over P1,250,000



Individual
Home Financing
Program

Knowing the Basis of your Loan



☒ **Capacity to Pay**

Tacking Provision:

Maximum of **three**

(3) qualified Pag-IBIG members



Individual Home Financing Program

Knowing the Basis of your Loan



☒ **Loan to Appraisal Value Ratio**

LOAN AMOUNT	PERCENTAGE ON APPRAISAL
Up to 1.250M	Up to 90%*
Ex. Selling Price is 1.00 M Capacity To Pay is P1.60 M	Appraisal is P1.00 M x 90% = PhP 900,000
Loanable Amount is PhP 900,000	

*May change subject to Borrower Evaluation System (BES)

Knowing the Basis of your Loan



☒ **Loan to Appraisal Value Ratio**

LOAN AMOUNT	PERCENTAGE ON APPRAISAL
Over P1.25M to P6M	Up to 80%*
Ex. Selling Price is P2M Capacity to Pay is P3M	Appraisal is P2.00 M x 80% = PhP 1.6M
Loanable Amount is PhP 1.60M	

*May change subject to Borrower Evaluation System (BES)

Interest Rates



Loan Amount	Rates per Re-Pricing Period (Until December 2014)						
	3-Yr Fixing	5-Yr Fixing	10-Yr Fixing	15-Yr Fixing	20-Yr Fixing	25-Yr Fixing	30-Yr Fixing
Up to P6M	6.985%	7.825%	8.775%	9.385%	9.675%	10.000%	11.375%



Individual Home Financing Program

Sample Monthly Amortization and Gross Monthly Income Required (GMI)



Based on a 3-year Fixing period at 6.985% per annum (P and I only)

LOAN TERM												
LOAN AMOUNT (PhP)	5 Yrs.		10 Yrs.		15 Yrs.		20 Yrs.		25 Yrs.		30 Yrs.	
	Amort	GMI	Amort	GMI	Amort	GMI	Amort	GMI	Amort	GMI	Amort	GMI
1 M	19,794	56,554	11,603	33,151	8,979	25,656	7,743	22,125	7,058	20,166	6,642	18,980
2 M	39,588	131,960	23,206	77,354	17,959	59,865	15,487	51,626	14,116	47,055	13,286	44,286
3 M	59,382	197,941	34,809	116,031	26,939	89,798	23,231	77,439	21,175	75,583	19,929	66,430
4 M	73,176	263,921	46,412	154,708	35,919	119,731	30,975	103,253	28,232	94,109	26,572	88,573
5M	98,970	329,902	58,015	193,385	44,899	149,664	38,719	129,066	35,291	117,637	33,215	110,716
6 M	118,764	395,882	69,618	232,062	53,879	179,597	46,463	154,879	42,349	141,165	39,858	132,859

Loan Term



Maximum of up to

30 Years

provided that:

Principal borrower's age shall not exceed

70 years old at date of loan maturity



Individual Home Financing Program

Insurances



Mortgage Redemption Insurance

- ✓ Principal borrower and his co-borrowers **shall each be covered by the MRI** to the extent of their individual loan entitlements
-

Fire & Allied Perils Insurance



Individual Home Financing Program

Processing Time



Processing Stage

Processing Time

1st – Loan Application

15 working days

2nd – Loan Release

5 working days



Individual Home Financing Program

Costs Involved



Fees to be paid upon filing:

✓ **PhP1,000 Processing Fee**

Fees deducted from Loan Proceeds:

✓ **PhP2,000 Processing Fee Balance**

✓ **One-year Insurance
Premium**



Individual
Home Financing
Program

Paying your Housing Loan



Monthly amortization shall start exactly
one (1) month from the DV/ Check Date.

DV/ Check Date	First Amortization Date	Regular Amortization Schedule
02 August 2013	02 September 2013	Every 2nd of the month



Individual
Home Financing
Program

Limitations on Pag-IBIG Housing Loan: ◀ ▶

☒ **Collateral (TCT/OCT/CCT)**

X “Rights”

X Under the name/s of deceased owner/s

**X With lien/s or encumbrance/s
(Sec 7 of RA 26)**

X Free Patent not covered by RA 10023

X With disputes, claims in the court



Individual
Home Financing
Program

Limitations on Pag-IBIG Housing Loan: ◀ ▶

- X** Less than **28 sq.m. lot area**
- X** Less than **18 sq.m. condominium floor area**
- X** Properties with road right of way **less than 1.5 meters**
- X** Land types classified **other than Residential Use**
- X** Married individuals **not legally separated and cannot secure marital consent or Special Power of Attorney (SPA)** from spouse



Individual
Home Financing
Program



Pag-IBIG Fund

Affordable Housing Loan Program

(Circular No. 312)



Loan Purpose



- ✓ **Purchase of residential lot**
- ✓ **Purchase of house & lot, townhouse or condominium unit**
(old, new or acquired asset)
- ✓ **Construction or completion of residential unit**



Affordable Housing Loan Program

Interest Rates & Income Requirements

Amounts			NCR	Outside NCR	
GROSS MONTHLY INCOME	15,000	17,500		12,000	14,000
LOAN AMOUNT	450,000	750,000		450,000	750,000
INTEREST RATE	4.5%	6.5%		4.5%	6.5%



Affordable
Housing Loan
Program

Illustration: Monthly Amortization



Monthly Amortization				
Term of Loan (in years)	6.985% Interest (Regular Housing Loan)		4.5% Interest (Affordable Housing Loan)	
	Loan Amount	P 450,000.00	Loan Amount	P 450,000.00
5		9,278.81		8,389.36
10		5,592.85		4,663.73
15		4,412.40		3,442.47
20		3,856.24		2,846.92
25		3,547.65		2,501.25
30		3,360.78		2,280.08

*at the end of the 10-year period, the interest rates shall be re-priced based on the prevailing interest rate in the Fund's pricing framework or it shall be increased by 2%, whichever is lower.

Illustration: Monthly Amortization



Monthly Amortization

Term of Loan (in years)	6.985 % Interest (Regular Housing loan)		6.5% Interest (Affordable Housing Loan)	
	Loan Amount	P 750,000.00	Loan Amount	P 750,000.00
5	14,845.59		14,674.61	
10	8,702.34		8,516.10	
15	6,734.92		6,533.31	
20	5,807.99		5,591.80	
25	5,293.67		5,064.05	
30	4,982.22		4,740.51	

*at the end of the 10-year period, the interest rates shall be re-priced based on the prevailing interest rate in the Fund's pricing framework or it shall be increased by 2%, whichever is lower.

Contact Us Now!

Business Development Sector

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Individual Home Financing Program



Thank you

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Pag-IBIG Fund
Housing Programs