**DISCLOSURE STATEMENT ON LOAN TRANSACTION**

*(As required under R.A. 3765, Truth in Lending Act)*

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

|  |  |  |
| --- | --- | --- |
| Name of Principal Borrower | : | ${buyer\_name} |
| Name of Co-Borrower 1 | : | N/A |
| Name of Co-Borrower 2 | : | N/A |
| Address of Principal Borrower | : | ${buyer\_address} |
| Address of Co-Borrower 1 | : | N/A |
| Address of Co-Borrower 2 | : | N/A |
| Property Location | : | Blk ${block} Lot ${lot} ${project\_name}/${project\_address} |

1. **Total Loan Granted**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1. Loan Granted | **P** | **${net\_total\_contract\_price}** |  |  |
| 1. Transfer Cost, if applicable |  |  | **P** | **${net\_total\_contract\_price}** |

1. **Loan Charges**
2. Interest:

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | **INTEREST RATE** | **RE-PRICING PERIOD** |
|  |  | ${interest} % | ${repricing\_period} Yrs |
| NOTES:   * For loans availed under the Pag-IBIG Fund End-User Home Financing Program, the interest rates shall be re-priced every \_\_\_\_\_\_\_ year/s based on the prevailing interest rate in the Fund.   **${repricing\_period}**   * For loans availed under the Pag-IBIG Fund Affordable Housing Program, at the end of the \_\_\_\_\_-year period, the interest rates shall be re-priced every \_\_\_\_\_\_\_ year/s based on the prevailing interest rate in the Fund’s Full Risk-Based Pricing (FRBP) Framework. If you opt for a 3-year or 5-year fixing period, the interest rate shall be re-priced based on the prevailing rate in the FRBP Framework or an additional two percent (2%) shall be added to the existing interest rate, whichever is lower. | | | |

1. Loan Charges:

* Processing Fee P 3,000.00
* Appraisal Fee P 1000.00

3. **Deductions from Loan Proceeds**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1. Processing Fee | **P** | **2,000.00** |  |  |
| 1. Appraisal Fee, if any |  | **1,000.00** |  |  |
| 1. MRI/SRI\* and Documentary Stamp Tax |  | **${mrisri\_docstamp\_total}** |  |  |
| 1. Non-Life Insurance, if any\* |  | **${non\_life\_insurance}** |  |  |
| 1. Interim MRI \*\* |  | N/A |  |  |
| 1. Interim Non-Life Insurance, if any\*\* |  | N/A |  |  |
| 1. Advance One (1) Month Amortization, if applicable |  | N/A |  |  |
| 1. Retention Fee, if any |  | **${retention\_fee}** |  |  |
| 1. Service Fee, if any |  | **5,000.00** |  |  |
| 1. Outstanding loan balance as of Statement of Account dated \_\_\_\_\_\_\_\_\_\_, if applicable |  | N/A |  |  |
| 1. Foreclosure Expenses, if applicable |  |  |  |  |
| 1. Other Charges *(please specify)* |  | N/A | **P** | **${dslt\_total}** |

*\* Insurance coverage (1st year premium deducted from loan proceeds)*

*\*\*To be computed from date of Notice of Approval (NOA) up to date of voucher preparation.*

(SAN FERNANDO HOUSING BUSINESS CENTER,Suburbia Commercial Center,Maimpis City of san Fernando, Pampanga <Tel:(02)8422-3000> local 6297)

HQP-HLF-085

(V10, 02/2023)

1. **Net Loan Proceeds\*** *(*#*1a less* #*3 plus transfer cost, if any)* **P** **${net\_loan\_proceeds}**

*\* Net Loan Proceeds is subject to adjustment based on the computation of actual Interim MRI and other charges, if any.*

*If with negative net loan proceeds, the borrower is required to settle thru over-the-counter the difference between the total loan granted and the deductions from loan proceeds prior to transfer of TCT/CCT.*

5. **Loan Term** ${loan\_term\_in\_years} years

6. **Breakdown of Monthly Payment:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| TERM | INSURANCE\* | | | PRINCIPAL | TOTAL |
| (in months) | MRI/SRI |  | NON-LIFE | & INTEREST |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ${term\_1} | ${amort\_mrisri1} | ${amort\_nonlife1} | ${amort\_princ\_int1} | ${monthly\_amort1} |
| ${term\_2} | ${amort\_mrisri2} | ${amort\_nonlife2} | ${amort\_princ\_int2} | ${monthly\_amort2} |
| ${term\_3} | ${amort\_mrisri3} | ${amort\_nonlife3} | ${amort\_princ\_int3} | ${monthly\_amort3} |

*\* The monthly payment shall exclude insurance premiums on the last year of the loan term.*

*\*\* The principal and interest shall be based on Pag-IBIG Fund’s prevailing interest rate at the time of re-pricing.*

7. **Penalty**

1/20 of 1% of the amount due per day of delay.

1. **Collateral**

The loan shall be secured by a *(Deed of Conditional Sale or Deed of Assignment of Contract-to-Sell or Loan and Mortgage Agreement or other loan documents)* over the property to which the loan proceeds are applied. *(Include this statement only for all loan purposes except for House Construction/Home Improvement of ROPA accounts, otherwise it should be deleted)*

The loan shall be documented by a Promissory Note and Loan Agreement over the property to which the loan proceeds are applied*. (Include this statement only for House Construction/Home Improvement of ROPA accounts, otherwise it should be deleted)*

1. **Release of Loan Proceeds**

The loan proceeds shall be released to **RAYVANES REALTY, CORPORATION.** The borrower hereby authorizes Pag-IBIG Fund to release the proceeds to said natural or judicial person/institution, if applicable.

**CERTIFIED CORRECT:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Signature over Printed Name***

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Official Designation***

I/We acknowledge receipt of a copy of this statement prior to the consummation of the loan transaction with the Pag-IBIG Fund and I/we fully understand and agree to the terms and conditions stated herein.

**${buyer\_name}**

**${spouse\_name}**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ***Signature of Borrower Over Printed Name*** |  | ***Signature of Spouse Over Printed Name*** |  |  |
|  |  |  |  |  |
| ${co\_borrower\_name} |  | ${co\_borrower\_spouse} |  |  |
| ***Signature of Co-Borrower1 Over Printed Name*** |  | ***Signature of Spouse Over Printed Name*** |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
| ***Signature of Co-Borrower2 Over Printed Name*** |  | ***Signature of Spouse Over Printed Name*** |  |  |