



POOK AGUINALDO COMMUNITY LEARNING HUB
Community Hub
Purok Aguinardo St., C.P. Garcia Ave

GUIDE IN ACQUIRING HOUSING IN THE PHILIPPINES:

(whether you're buying, renting, or applying for a government-assisted program)

1. Determine Your Budget and Financing Options

- Assess your income, expenses, and savings to set a realistic budget.
- Consider housing loans from government agencies (e.g., Pag-IBIG, SSS, GSIS) or banks.
- If buying through financing, check if you qualify for a long-term payment plan with low interest rates.

2. Choose the Right Location

- Prioritize proximity to work, schools, hospitals, and public transportation.
- Check for accessibility to essential services like water, electricity, and internet.
- Research the safety and flood risk of the area, especially during typhoon season.

3. Explore Housing Loan Programs

- Pag-IBIG Housing Loan – Ideal for low to middle-income earners with flexible terms and low interest rates.
- Bank Housing Loans – Suitable for higher-income buyers; offers faster approval but higher interest rates.
- Government Housing Programs – National Housing Authority (NHA) and Social Housing Finance Corporation (SHFC) provide low-cost housing and resettlement programs for eligible beneficiaries.

4. Check Housing Developers and Sellers

- If buying a pre-selling unit, ensure the developer is legitimate and accredited by the DHSUD (Department of Human Settlements and Urban Development).
- Verify property titles through the Land Registration Authority (LRA) to avoid scams.
- Visit the actual site before making a down payment.

5. Understand Legal Documents and Processes

- **For Buying:**

- Secure a Contract to Sell before full payment.
- After full payment, process the Deed of Absolute Sale and Transfer of Title at the Register of Deeds.
- **For Renting:**
 - Always sign a lease agreement and review terms, including rent increases, deposit requirements, and duration.
- **For Socialized Housing:**
 - Check eligibility and requirements from agencies like NHA, SHFC, and Pag-IBIG before applying.

6. Consider Affordable Housing Options

- Look for government-initiated housing projects under the DHSUD or local government units (LGUs).
- Consider rent-to-own schemes that allow you to pay monthly while eventually owning the unit.
- Explore foreclosed properties offered at lower prices by banks or the Pag-IBIG Acquired Assets program.

7. Beware of Scams and Fraudulent Deals

- Avoid deals that sound too good to be true (e.g., very low prices for prime locations).
- Always verify the legitimacy of agents, brokers, and developers before making payments.
- Ensure all transactions have official receipts and legal contracts.

8. Plan for Additional Costs

- Aside from the property price, prepare for:
 - Processing fees (title transfer, notary fees, etc.)
 - Move-in fees and renovations
 - Homeowners' association dues (for subdivisions and condominiums)

9. Take Advantage of Government Support

- Some LGUs provide subsidized housing for low-income families.
- Pag-IBIG Fund offers affordable housing grants for first-time homebuyers.
- Check for local housing projects in your city or province.