



Additional
Requirements for
PHILIPPINE AIR FORCE
Personnel



Real Estate Loan



 **AFPMBAI**
Buhay na Panatag.

OFFICER AND CIVILIAN PERSONNEL

Single / Unmarried

1. Provost or IG Clearance
2. Certificate of Singleness
3. Appointment Order
4. Photocopy of Borrower's ID/Civilian ID with 3 specimen signature

Married

1. Provost or IG Clearance
2. Spouse' Consent (letter)
3. Photocopy of Spouse' ID with 3 specimen signature
4. Appointment Order
5. Payslip (optional)
6. Photocopy of Borrower's ID/Civilian ID with 3 specimen signature

ENLISTED PERSONNEL

Single / Unmarried

1. Provost or IG Clearance
2. Certificate of Singleness
3. Re-enlistment Order
4. Photocopy of Borrower's ID/Civilian ID with 3 specimen signature

Married

1. Provost or IG Clearance
2. Spouse' Consent (letter)
3. Photocopy of Spouse' ID with 3 specimen signature
4. Re-enlistment Order
5. Payslip (optional)
6. Photocopy of Borrower's ID/Civilian ID with 3 specimen signature

Phone:

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*Mas Pinababang
Interest Rates!*

Talk to Us today

for inquiries look for Alejj / Vanesa / Danielyn

(02)-230.7929

www.afpmbai.com.ph

REAL ESTATE LOAN

Panghabambuhay na tahanan, panghabambuhay na kaginhawahan.

Loan Amount	Payment Term			
	5 Years	10 Years	15 Years	20 Years
100,000.00	1,910.12	1,085.26	817.08	687.89
150,000.00	2,865.17	1,627.89	1,225.63	1,031.83
200,000.00	3,820.23	2,170.53	1,634.17	1,375.77
250,000.00	4,950.30	2,902.71	2,247.07	1,938.25
300,000.00	5,940.36	3,483.25	2,696.48	2,325.90
350,000.00	6,930.42	4,063.80	3,145.90	2,713.55
400,000.00	7,920.48	4,644.34	3,595.31	3,101.20
450,000.00	8,910.54	5,224.88	4,044.73	3,488.85
500,000.00	9,900.60	5,805.42	4,494.14	3,876.49
550,000.00	10,890.66	6,385.97	4,943.56	4,264.14
600,000.00	11,880.72	6,966.51	5,392.97	4,651.79
650,000.00	12,870.78	7,547.05	5,842.38	5,039.44
700,000.00	13,860.84	8,127.59	6,291.80	5,427.09
750,000.00	14,850.90	8,708.14	6,741.21	5,814.74
800,000.00	15,840.96	9,288.68	7,190.63	6,202.39
850,000.00	16,831.02	9,869.22	7,640.04	6,590.04
900,000.00	17,821.08	10,449.76	8,089.45	6,977.69
950,000.00	18,811.14	11,030.30	8,538.87	7,365.34
1,000,000.00	19,801.20	11,610.85	8,988.28	7,752.99
1,100,000.00	21,781.32	12,771.93	9,887.11	8,528.29
1,200,000.00	23,761.44	13,933.02	10,785.94	9,303.59
1,300,000.00	25,741.56	15,094.10	11,684.77	10,078.89
1,400,000.00	27,721.68	16,255.19	12,583.59	10,854.18
1,500,000.00	29,701.80	17,416.27	13,482.42	11,629.48
1,600,000.00	31,681.92	18,577.36	14,381.25	12,404.78
1,700,000.00	33,662.04	19,738.44	15,280.08	13,180.08
1,800,000.00	35,642.16	20,899.52	16,178.91	13,955.38
1,900,000.00	37,622.28	22,060.61	17,077.74	14,730.68
2,000,000.00	39,602.40	23,221.69	17,976.56	15,505.98
2,250,000.00	49,503.00	29,027.12	22,470.71	19,382.47
3,000,000.00	59,403.59	34,832.54	26,964.85	23,258.97
3,500,000.00	70,132.82	41,545.62	32,445.43	28,195.76
4,000,000.00	80,151.80	47,480.71	37,080.49	32,223.73
4,500,000.00	91,243.77	54,597.42	43,004.34	37,639.80
5,000,000.00	101,381.87	60,663.80	47,782.61	41,822.01

Age Bracket	Max Term of Payment	Interest Rates	
25 to 45	20 Years	P200,000 & below	5.5%
46 to 50	15 Years	Above P200,000 to P3M	7.0%
51 to 55	10 Years	Above P3,000,000 to P4M	7.5%
56 to 59	5 Years	Above P4,000,000 to P5M	8.0%

WHO MAY APPLY?

- Regular members of:
 - Armed Forces of the Philippines (AFP)
 - Philippine National Police (PNP)
 - Bureau of Fire Protection (BFP)
 - Bureau of Jail Management and Penology (BJMP)
 - Philippine Coast Guard (PCG)
- Regular or permanent employees of AFPMBAI, AFPSLAI, AFP, PNP, BFP, BJMP, PCG, V. LUNA, Hospital, DND, PDEA, NAPOLCOM, and Bureau of Corrections
- Retirees who are still members of AFPMBAI and not more than 59 years old
- Widows and children of regular members of AFPMBAI and not more than 59 years old upon application

ACCEPTABLE LOAN PURPOSES

- Purchase of Lot
- Purchase of House and Lot
- Purchase of Condominium Unit
- House Construction
- Purchase of Lot with House Construction
- Home Improvement
- Refinancing
- Buy-out of loans with individuals or financial institutions
- Purchase of untitled properties and/or house construction on untitled lot with titled property as collateral
- Purchase of properties under pre-selling scheme with titled properties as collateral
- Purchase of lot/house and lot within AFPMBAI Subdivision.

Loan Amount shall be based on the following whichever is LOWEST:

- Paying Capacity
- Actual Need
- Loan Value (70% of the appraised value of the collateral)

EXPENSES

- Out of Pocket Expenses of Appraiser (NON-REFUNDABLE)
- Processing Fee - Basic Administration, appraisal and incidental expenses (NON-REFUNDABLE)
- Notarial fee, Annotation/Registration (BIR/RD) of Mortgage on TCT
- Advance 1 Year Premium for Mortgage Redemption Insurance and Fire Insurance
- Interest between releases
- Interest from date of final release to effectivity of amortization

PROCEDURES

- Applicant submits all requirements and pays processing fee
- Accredited appraiser appraises collateral
- Processing and approval of loan
- Approval of mortgage redemption insurance (MRI)
- For purchase of properties, issuance of Letter of Guarantee to seller
 - Seller to submit TCT/CCT and other documents under the name of the borrower 15 working days before end of the month
 - Annotation of mortgage on the TCT to be undertaken before loan release, expenses to be shouldered by borrower
 - AFPMBAI to pay the seller out of the loan of the borrower at the end of the month
 - Loan amortization payment to start the month after full release of loan
 - If deduction is not effected, pay amortization directly to AFPMBAI, otherwise penalty shall be imposed
- For House Construction/House Repair
 - Annotation of mortgage on TCT to be undertaken, expenses to be shouldered by borrower
 - 1st release of loan proceeds equivalent to loan value of lot
 - Mortgage redemption insurance premium for 1 year to be deducted from loan proceeds
 - Succeeding releases shall be based on progress of construction
 - Interest between releases shall be deducted from succeeding releases
 - Fire insurance coverage shall be required
 - Loan amortization payment to start the month after final release of loan proceeds; if deduction is not effected, pay amortization directly to AFPMBAI, otherwise, penalty shall be imposed

LOAN REQUIREMENTS

- Latest Payslip
- Photocopy of Land Title (TCT) or Condominium Certificate of Title (CCT)
- Tax Declaration of Lot or House and Lot
- Tax Clearance and Tax Receipts for current year
- Contract to Sell/Deed of Sale and/or Statement of Account from Seller/Financial Institution / Developer/Bank
- Bill of Materials or Cost Estimate (1 set) must be noted by the local/city building official
- Building Plans (1 set)
- For Civilian Employees, APPOINTMENT ORDER
- Copy of court decision on annulment and certificate of finality of decision (IF ANNULLED)
- Copy of court decision on legal separation and certificate of finality of decision (IF LEGALLY SEPARATED)
- For Overseas Applicants, Consularized CERTIFICATE OF EMPLOYMENT and JOB CONTRACT