

**Pag-IBIG Fund**  
Corporate Headquarters  
Petron MegaPlaza  
358 Sen. Gil Puyat Ave.,  
Makati City

**Circular No. 413**

**TO : ALL CONCERNED**

**SUBJECT : EXTENDED APPLICATION OF THE SUBSIDIZED INTEREST RATES UNDER THE Pag-IBIG FUND AFFORDABLE HOUSING PROGRAM (AHP)**

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Pursuant to the approval of the Senior Management Committee, the following guidelines on the **Extended Application of the Subsidized Interest Rates under the Pag-IBIG Fund Affordable Housing Program (AHP)** are hereby issued:

1. In case the principal borrower's gross monthly income at the end of the five (5) – year or ten (10) – year period is within the required income threshold under the prevailing Pag-IBIG Fund Affordable Housing Program (AHP), the subsidized interest rates shall still apply for an additional three (3) years.
2. Pag-IBIG Fund shall inform the principal borrowers that the subsidized interest rates charged on their housing loan accounts may be extended for another three (3) years; provided, their gross monthly income are still within the required income threshold under the prevailing Pag-IBIG Fund AHP.
3. Eligible principal borrowers must submit their request for the extension of the subsidized interest rates within three (3) months prior to the scheduled date of repricing of their housing loan accounts. Said request shall still be subject to the evaluation and approval of Pag-IBIG Fund based on the prevailing guidelines.
4. In case the principal borrower failed to apply for the extended application of the subsidized rates under the Pag-IBIG Fund AHP within the prescribed period, or if the principal borrower's gross monthly income exceeds the required income threshold, the interest rate shall be repriced based on the prevailing rates in the Fund's Full Risk-Based Pricing (FRBP) Framework.

For borrowers opting for a 3-year or 5-year fixing period, the interest rates shall be repriced based on the prevailing rates in the FRBP Framework or an additional two percent (2%) shall be added to the existing interest rate, whichever is lower. Thereafter, said interest rates shall be repriced periodically depending on the chosen fixed pricing period of the borrowers. The base rate for the succeeding repricing shall be the interest rate for the immediately preceding repricing period.

The foregoing provisions shall repeal Item No. 5.2 of Pag-IBIG Fund Circular No. 403, or the *Modified Guidelines on the Pag-IBIG Fund Affordable Housing Program*. All other terms and conditions provided in the said Circular shall continue to be in full force and effect.

This Circular shall take effect after fifteen (15) calendar days following the completion of its publication in the Official Gazette or in a newspaper of general circulation.



**ACMAD RIZALDY P. MOTI**  
Chief Executive Officer

Makati City,

October 24, 2018