



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City

LRA CIRCULAR No. 21-2011

TO : All Registrars of Deeds Concerned

FROM : **THE ADMINISTRATOR**
This Authority

SUBJECT : Memorandum of Agreement between LRA and The Home
Development Mutual Fund (PAGIBIG) dated May 17, 2011;
and its Implementation

DATE : August 23, 2011

This Authority has entered into a Memorandum of Agreement (MOA) with the Home Development Mutual Fund (HDMF for brevity) otherwise known as the PAG-IBIG FUND on May 17, 2011 to accommodate the PAG-IBIG Fund's pressing requirement under HDMF's Funding Commitment Agreement with its accredited Developers, and that the Deed of Assignment (DOA) with Special Power of Attorney (SPA) or Loan Mortgage Agreement (LMA) under the HDMF End User Program should be annotated on the title before it may release the loan proceeds to its borrowers.

In addition thereto, under the said MOA, this Authority shall prioritize the registration, annotation of the above mentioned instruments and release of Transfer Certificate of Titles presented by HDMF's accredited Developers to the Registry Offices concerned..

Necessitated by the above considerations, the said Memorandum of Agreement is hereby circularized, and in addition a Technical Working Group is hereby created to implement the provisions of the MOA, the function of which is to monitor said implementation in coordination with its HDMF Counterparts. The same shall consist of the following LRA personnel, to wit:

1. Atty. Roselle Antonette P. Lazo-Favis;
2. Ms. Aileen Coritana;
3. Ms. Mimi Republica; and
4. Ms. Jennifer Santos

Furthermore, for the smooth implementation of the MOA the following implementing guideline is hereby issued to be adopted by the Registry Office wherever said MOA is applicable, to wit:

1. This guideline shall be applicable in registry offices which are already "on live" operation and where Electronic Primary Entry Book (EPEB) numbers are being issued.
2. The Registry Office where HDMF transactions are covered by this MOA shall be given priority in the registration/ annotations of instruments mentioned above provided it is accompanied with complete documentary requirements insofar as it pertains to transactions

under the National Shelter Program of the Government. Hence the concerned Registry Office undertakes to deliver the title with the desired annotation within thirty (30) working days from the date of its entry in the EPEB;

3. Upon entry of the transaction with the concerned Registry Offices, there shall be an immediate issuance of a corresponding electronic receipt containing the Electronic Primary Entry Number (EPEB No.);
4. The transaction would then be regarded as registered conditioned however that its completion shall take effect only upon the actual annotation of the DOA with SPA of LMA on the title. The date of registration however shall retroact from the date of entry in the EPEB Book;
5. The LRA Technical Working Group shall monitor and facilitate these transactions, HDMF on the other hand shall regularly transmit to this Authority thru the Technical Working Group a report on every transaction entered with the Register of Deeds;
6. In return, the LRA Technical Working Group shall monitor and communicate the status of every transaction reported and submitted by the HDMF's accredited developers wherever the MOA is applicable;
7. In the event that despite the the lapse of thirty (30) days period, the desired annotation has not been effected on the Transfer Certificate of Title, the following steps should be undertaken:
 - a. LRA technical working group shall report the status of said transaction to the HDMF counterpart;
 - b. The Developer concerned as notified by the HDMF shall request a Certification of the fact that of non-annotation and why the title is not yet released.
8. For the Annotation of the Deed of Assignment (DOA) with Special Power of Attorney (SPA) or Loan Mortgage Agreement (LMA), a template shall be provided and designed by LARES which shall be uniformly used by the concerned registry of Deeds affected by the MOA.

For immediate and strict implementation.


EULALIO C. DIAZ III 8/24/11
Administrator