

NATIONAL HOME MORTGAGE FINANCE CORPORATION



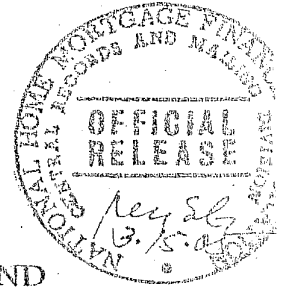
CORPORATE CIRCULAR NO. CMP- 031

15 MARCH 2005

Series of 2005

TO : ALL CONCERNED

**SUBJECT : AMENDMENTS ON THE CMP LOAN AND
MORTGAGE DOCUMENTARY FORMS and
PROCEDURES**



Cognizant of the need to introduce changes in the Community Mortgage Program (CMP) as well as to expedite the processing of projects for eventual take-out/payment and to further safeguard the interest of the Corporation, the loan and mortgage documentary requirements under the said program, have now been changed/ reduced from a total of 16 documents more or less to only 8.

In particular, the Title (TCT) of the property shall now be registered in the name of NHMFC. The registration and transfer fees and/or other expenses shall be for the account of the Community Association (CA) and/or its intended registered beneficiaries.

These legal documents to support the program are as follows:

REQUIRED NEW LEGAL DOCUMENTS

1. Warranty Undertaking between and among the landowner, CA, NHMFC and Community Organizer (formerly Originator) (quadripartite undertaking)
2. Intent to Sell by the Landowner/intent to purchase by the Community Association (CA) thru Contract to Sell (CTS)
3. Deed of Absolute Sale between landowner and NHMFC
4. Contract to Sell with Deed of Assignment between NHMFC (vendor) and CA
5. Promissory Note by CA in favor of NHMFC
6. Promissory Note by the member beneficiary to NHMFC (unitized)
7. Lease Purchase Agreement between NHMFC and the individual member of the CA
8. Collection Agreement between the NHMFC and the CA.

The above documentary forms will be used in lieu of the old forms, viz:

1. CMF-01 - Warranty Agreement
2. CMF-02 - Loan Agreement
3. CMF-03 - Promissory Note between Originator and Community Association
4. CMF-04 - Real Estate Mortgage (REM)
5. CMF-05 - Deed of Assignment (DA) between Originator and NHMFC
6. CMF-05A - DA between CA and Originator
7. CMP-05B - DA between Originator and Landowner
8. CMF-06 - Lease Purchase Agreement (LPA)
9. CMF-07 - Deed of Assignment
10. CMF-08 - DA between Originator and NHMFC
11. CMF-13 - Collection Agreement

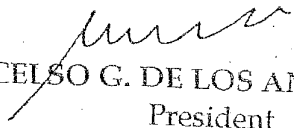
Note: CMF-09,10,11,12A and 12B are site development

The Loan and Mortgage shall pass thru a person to be known as the Community Organizer.

The Community Organizer shall be the person who will help the CA to get organized and registered with the appropriate Government Agency, certifies/document the loan and mortgage, assist the CA in the negotiations with the Landowner for the purchase of the property thru CTS with NHMFC.

All provisions of Circular, Memoranda, Guidelines, Notices and Policies inconsistent with any provisions of this Circular are accordingly superceded or revoked.

For immediate implementation.


CELSO G. DE LOS ANGELES, JR.
President