

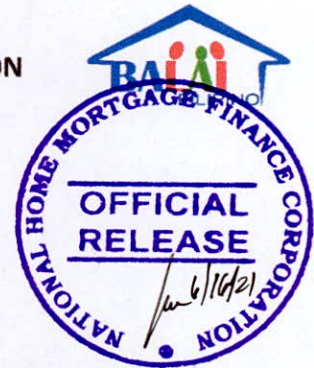


NATIONAL HOME MORTGAGE FINANCE CORPORATION

NHMFC Circular No. 082

May 28, 2021

Series of 2021



**SUBJECT: Supplemental Guidelines /Addendum to NHMFC Circular No. 079, dated 26 October 2020, "Payment Moratorium/Grace Period for NHMFC Borrowers", and NHMFC Circular No. 075, dated 13 April 2020, "Guidelines on Grant of Mandatory Grace Period on All Loans Affected by the Enhanced Community Quarantine (ECQ)"**

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Further to NHMFC Circular Nos. 075 and 079, the following guidelines shall be added in order to harmonize the system/program created for Moratorium Applications with the Bayanihan Acts 1 and 2:

**I. DEFINITION OF TERMS:**

1. ***Date of Application*** – shall refer to the date the borrower applied online for Moratorium under Bayanihan 1, and November 1, 2020 under Bayanihan 2 which automatically covered all NHMFC portfolio of accounts with outstanding balances, except those accounts excluded under NHMFC Circular No. 076.
2. ***Date Created***– shall refer to the date of processing/reprocessing of the program availment using the IT systems/programs.
3. ***Pre-termination*** – shall refer to the advanced payment or settlement of the entire outstanding obligations of the loan prior to the predetermined end term of the loan.

**II. MORATORIUM UNDER BAYANIHAN 2**

**A. CUT-OFF DATES**

1. **Date Created within the period of November 2020 – May 31, 2021**
  - a. Accounts with program availment under the Extended RA 9507 (Restructuring, Full Updating & Full Payment) regardless of the application date, the computation shall NOT include a Moratorium in November-December 2020.

- b. Accounts availing under the Regular Full Payment facility regardless of the application date, the computation shall NOT include a Moratorium in November-December 2020.

**2. Date Created within the period of June 1, 2021 – Onwards**

- a. Accounts with program availment under the Extended RA 9507 (Restructuring, Full Updating & Full Payment) and Accounts Fully Paid under the Regular Full Payment Facility, regardless of the application date, the computation shall INCLUDE a Moratorium for November-December 2020.

**B. CHANGES IN THE APPLICATION DATES OF PAYMENT:**

**1. June 1, 2021 – Onwards**

**For accounts requiring re-processing due to changes in the application date/s of payment/s, the date created shall be the re-processing date.**

**Sample 1.**

Payment was made on June 1, 2021 but requires a re-posting/re-dating of application date of payment to May 29, 2021- In this scenario, re-processing shall be on or after the payment date of June 1, 2021, since it couldn't be earlier; hence, the computations shall INCLUDE the November-December 2020 Moratorium.

**Sample 2.**

Payment was made on May 29, 2021 but requires re-posting/re-dating of payment to June 1, 2021- In this scenario, re-processing shall be on or after the re-posting/re-dating of June 1, 2021; hence, computations shall INCLUDE the November-December 2020 Moratorium.

**III. ADDITIONAL GUIDELINES AFFECTING BAYANIHAN 1 and 2:**

- A. For restructuring applications effective June 1, 2021 and onwards, the restructured loan shall include the amortizations due for the months covered by moratorium under Bayanihan 1 and 2, such inclusion to be clearly itemized in the computation.

B. Borrowers who paid their regular monthly amortization during the moratorium period may, upon formal notice, opt to have payments treated as advances, consistent with the provision of Moratorium Circulars, as early settlement of the deferred dues.

**C. Pre-termination**

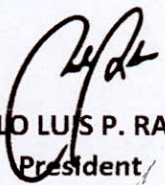
A borrower shall be allowed to pre-terminate the loan, inclusive of the Monthly Amortizations (Principal, Interests and Insurances) covering the months under Moratorium.

**IV. OTHERS**

- A. The Corporate Planning and Management Information Systems Department (CORPLAN and MISD) shall ensure that the supplementary guidelines/addendum from the NHMFC Circulars be incorporated in the IT systems and including its systems for Booking.
- B. The General Accounting Division (GAD) shall cause the booking of the changes in the Restructured Loans and Balances after endorsement by the concerned Groups (CAMG and FAMG).
- C. All other parts of the NHMFC Circulars not affected by these Supplemental Guidelines/Addendum shall remain to be in full force and effect.

All other Circulars inconsistent with this are hereby revoked.

This Circular shall take effect immediately.

  
CARLO LUIS P. RABAT  
President