REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE
Quezon City

Certificate of Tax Exemption No.
365-2018

CERTIFICATE OF TAX EXEMPTION

issued to

Name of Seller	TIN	Address
Hermogenes P. Santiago		45 Melchor St., Loyola Heights, Quezon City
Richard M. Santiago		45 Melchor St., Loyola Heights, Quezon City
Leticia M. Santiago		325 Katipunan Ave., Loyola Heights, Quezon City 1121

-and-

Name of Homeowners Association (HOA)	TIN	Address
Villa Reform III Homeowners' Association, Inc., Phase 1		Villa Reform III HOA, Phase 1, Brgy. 167, Llano Rd., Caloocan City 1400

This certifies that the Deed of Absolute Sale entered by the Seller and the HOA dated May 04, 2016 over a parcel of land described below, to wit;

Transfer Certificate of Title	Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
				Brgy. 167, Llano Rd., Caloocan City

being a Community Mortgage Program (CMP)[1], is **not subject** to capital gains tax pursuant to Section 32 (b) of Republic Act (RA) No. 7279 or the Urban Development and Housing Act of 1992. The transaction is, however, **subject** to **documentary stamp tax** under Section 196 of the 1997 Tax Code, as amended.

It is, however, understood that this Certificate of Tax Exemption is never intended and shall not be construed as giving authority to the concerned Register of Deeds to effect transfer of the land title in the name of the buyer without the necessary certificate of authority to register issued by this Bureau. In this regard, this Certificate shall be presented to the Revenue District Office (RDO) concerned in order for the latter to issue the Certificate Authorizing Registration (CAR). The CAR shall only be issued after the submission of the requirements provided under Revenue Memorandum Order (RMO) No. 15-2003.

The Bureau of Internal Revenue (BIR) shall conduct verification and post-audit that the actual occupants of the property transferred under the CMP are qualified beneficiaries and therefore, the seller is entitled to exemption from capital gains tax or income tax imposed under Sections 24 (D)(1) and/or 27 (D)(5) the National Internal Revenue Code of 1997, as amended.

This Certificate is being issued on the basis of the facts and documents as represented and submitted. However, if upon investigation, the BIR ascertains that the facts are different, then this Certificate shall be considered null and void.

Issued this ____ day of MAR 08 2018.

CAESAR R. DULAY
Commissioner of Internal Revenue

K-I-JAC

014149

[1] Shall be proportionately distributed to the association's qualified member-beneficiaries (See Annex)