REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRADE AND INDUSTRY
LAND REGISTRATION AUTHORITY

IMPLEMENTING RULES AND REGULATIONS OF REPUBLIC ACT NO. 12252, ENTITLED "AN ACT LIBERALIZING THE LEASE OF PRIVATE LANDS BY FOREIGN INVESTORS, ESTABLISHING THE STABILITY OF LONG-TERM LEASE CONTRACTS, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7652, OTHERWISE KNOWN AS THE 'INVESTORS' LEASE ACT'"

Pursuant to Section 9 of Republic Act No. 12252, the following rules and regulations are hereby promulgated.

RULE I. GENERAL PROVISIONS

SECTION 1. *Definition of Terms.* For purposes of these Rules:

a. ***Act*** – refers to Republic Act (RA) No. 12252, entitled "An Act Liberalizing the Lease of Private Lands by Foreign Investors, Establishing the Stability of Long-Term Lease Contracts, amending for the purpose Republic Act No. 7652, otherwise known as the 'Investors' Lease Act'";

b. ***Appropriate government agency*** – refers to any government agency, instrumentality or body that registers investments or regulates investing in the Philippines pursuant to any law, such as the Board of Investments (BOI), other investment promotion agencies (IPAs), and the Fiscal Incentives Review Board (FIRB);

c. ***Approved and registered investment*** – refers to an investment by a foreign investor, as defined under these Rules, as evidenced by any of the following:

   i. Certificate of Registration, in case of an export enterprise as defined under RA No. 7042, otherwise known as the "Foreign Investments Act of 1991", as amended by RA No. 11647;
   ii. Certificate of Incorporation, Certificate of Registration of Sole Proprietorship, Certificate of Authority to Engage in Business in the Philippines, or License to do Business in case of a domestic market enterprise as defined under RA No. 7042, otherwise known as the "Foreign Investments Act of 1991", as amended by RA No. 11647;
   iii. Certificate of Registration issued pursuant to RA No. 11534, otherwise known as the "Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act of 1991", as amended by RA No. 12066, in case of a registered business enterprise (RBE) of an IPA;
   iv. Document showing compliance with investment requirements prescribed by the relevant IPA pursuant to existing laws; or
   v. Any other similar document showing government approval under any other applicable laws;

d. ***Foreign investor*** – refers to an individual or juridical entity not falling under "Philippine national" as defined in this Rule;

e. ***Investing in the Philippines*** – refers to the act of making an equity investment in the Philippines through actual remittance of foreign exchange or transfer of assets, whether in the form of capital goods, patents, formulae, or other technological rights or processes, upon registration with the Securities and Exchange Commission (SEC) or the Department of Trade and Industry (DTI), as applicable;

f. ***Investment Promotion Agency (IPA)*** – refers to any government entity created by law, executive order, decree, or other issuance, in charge of promoting investments, granting and administering tax and non-tax incentives, and overseeing the operations of the different economic zones and freeports in accordance with their respective special laws. This includes the BOI, Bangsamoro Board of Investments, Bangsamoro Economic Zone Authority, Philippine Economic Zone Authority, Bases Conversion and Development Authority, Subic Bay Metropolitan Authority, Clark Development Corporation, John Hay Management Corporation, Poro Point Management Corporation, Cagayan Economic Zone Authority, Zamboanga City Special Economic Zone Authority, PHIVIDEC Industrial Authority, Aurora Pacific Economic Zone and Freeport Authority, Authority of the Freeport Area of Bataan, Tourism Infrastructure and Enterprise Zone Authority (TIEZA), Bulacan Special Economic Zone and Freeport Authority, and all other similar existing authority or agency that may be created by law;

g. ***Leased area*** – refers to such area as may be reasonably required for the approved and registered investment, subject to RA No. 6657, otherwise known as the "Comprehensive Agrarian Reform Law of 1988" and RA No. 7160, otherwise known as the "Local Government Code of 1991";

h. ***Philippine national*** – refers to a citizen of the Philippines or a domestic partnership or association wholly owned by citizens of the Philippines; or a corporation organized under the laws of the Philippines of which at least sixty percent (60%) of the capital stock outstanding and entitled to vote is owned and held by citizens of the Philippines; or a corporation organized abroad and registered as doing business in the Philippines under the Revised Corporation Code of which 100% of the capital stock outstanding and entitled to vote is wholly owned by Filipinos; or a trustee of funds for pension or other employee retirement or separation benefits, where the trustee is a Philippine national and at least sixty percent (60%) of the fund will accrue to the benefits of Philippine nationals; Provided, That where a corporation and its non-Filipino stockholders own stocks in an SEC-registered enterprise, at least sixty percent (60%) of the capital stock outstanding and entitled to vote of each of both corporations must be owned and held by citizens of the Philippines and at least sixty percent (60%) of the members of the Board of Directors of each of both corporations must be citizens of the Philippines, in order that the corporation shall be considered a Philippine national. The control test shall be applied for this purpose.

   Compliance with the required Filipino ownership of a corporation shall be determined on the basis of outstanding capital stock whether fully paid or not, but only such stocks which are generally entitled to vote are considered.

   For stocks to be deemed owned and held by Philippine citizens or Philippine nationals, mere legal title is not enough to meet the required Filipino equity. Full beneficial ownership of the stocks, coupled with appropriate voting rights is essential. Thus, stocks, the voting rights of which have been assigned or transferred to aliens cannot be considered held by Philippine citizens or Philippine nationals;

i. ***Private land*** – refers to land which has been segregated from the general mass of the public domain and distributed by any form of gratuitous or onerous grant by the State, such as but not limited to, a deed of sale, adjustment title, special grant or possessory information title converted into a record of ownership. The definition herein shall include patrimonial properties of the state owned, held, controlled, supervised or managed by government-owned or controlled corporations, government instrumentalities vested with corporate powers, government corporate entities, or government financial institutions;

j. ***Registry of Deeds*** – the appropriate government office mandated under Presidential Decree (PD) No. 1529, otherwise known as the "Property Registration Decree", to register titles, deeds, and instruments relating to real property or land, whether titled or not; and

k. ***Withdrawal of approved investment*** – refers to either: (a) the failure to operate the investment project for any three (3) consecutive years; or (b) outright abandonment of the investment project at any time during the approved lease period. Failure to pay lease rental for three (3) consecutive months coupled with the failure to operate the investment project for the same period shall be deemed an outright abandonment of the project.

RULE II. SCOPE AND COVERAGE

SECTION 1. *Applicability.* These Rules shall apply to the lease of private lands in accordance with the laws of the Republic of the Philippines by a foreign investor investing in the Philippines.

A lease of land by a foreign investor not investing in the Philippines as defined under these Rules shall continue to be covered by PD No. 471, entitled "Fixing a Maximum Period for the Duration of Leases or Private lands to Aliens", and other existing laws.

SECTION 2. *Conditions.* The lease of private lands under the Act shall be subject to the following conditions:

a. The foreign investor must have an approved and registered investment;

b. The leased area shall be used solely for the approved and registered investment upon the mutual agreement of the parties;

c. The aggregate period of the lease contract shall not exceed ninety-nine (99) years;

d. The lease contract shall be registered with the Registry of Deeds of the province or city where the leased area is located and annotated on the certificate of title of the land and/or the tax declaration, or recorded in the Primary Entry Book for Unregistered Lands, as applicable; and

e. In the case of tourism projects, lease of private lands by a foreign investor shall be limited to projects with an investment of not less than Five million US dollars (USD 5,000,000.00), seventy percent (70%) of which shall be infused in said project within three (3) years from the signing of the lease contract. For this purpose, the seventy percent (70%) referred herein includes pre-development expenses, pre-operating expenses, cost of land and land improvements, buildings, leasehold improvements, working capital, and machinery and equipment, inventory, and other current and noncurrent assets.

SECTION 3. *Limitations.* The lease of private lands under the Act shall be subject to the following limitations:

a. Withdrawal of the approved and registered investment in the Philippines before the expiration of the period of the lease contract entered into under the Act, or use of the leased area for the purpose other than that authorized, shall warrant the *ipso facto* termination of the lease contract without prejudice to the right of the lessor to be compensated for the damages the lessor may have suffered thereby;

b. Any lease contract under the Act which is renewable at the option of the lessee subject to the same terms and conditions of the original contract shall be interpreted to mean as renewable upon the mutual agreement of the parties; and

c. In addition to the conditions for the renewal of a lease contract, the foreign lessee shall show that it has made social and economic contributions to the country.

SECTION 4. *Lease Period for Investors Engaged in Vital Services or Critical Infrastructure.* Notwithstanding Section 2(c) of this Rule, the President of the Philippines may impose a shorter lease period for investors engaged in vital services or industries considered as critical infrastructure, in the interest of national security or pursuant to government-identified priorities for national development, upon the recommendation of the IPA, FIRB, or other relevant government agencies.

RULE III. PROCEDURE FOR REGISTRATION OF A LEASE CONTRACT

SECTION 1. *Jurisdiction.* The following appropriate government agencies shall exercise jurisdiction on the screening, monitoring, and termination of lease contracts:

a. The BOI for lease contracts involving approved and registered investments located outside an ecozone or freeport zone;

b. The concerned IPA administering the ecozone or freeport zone for lease contracts involving approved and registered investments located within an ecozone or freeport zone. This includes any enterprise registered under RA No. 7042, otherwise known as the “Foreign Investments Act of 1991”, as amended, if it locates its business within the ecozone or freeport;

c. The TIEZA for lease contracts involving approved and registered investments located within a tourism enterprise zone; or

d. The FIRB for lease contracts involving approved and registered investments registered under RA No. 11534, otherwise known as the “Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act of 1991”, as amended by RA No. 12066, with investment capital exceeding Fifteen billion pesos (Php15,000,000,000.00): Provided, That prior recommendation shall be made by the concerned IPA for screening, termination, and cancellation of lease contracts.

SECTION 2. *Procedure for Registration.* The registration of a lease contract under the Act shall comply with the following procedure:

a. ***Submission of the Requirements.*** The foreign investor with an approved and registered investment shall submit to the appropriate government agency an application form as prescribed herein, and the requirements provided under Section 3(b) of this Rule.

The appropriate government agency shall issue the Order of Payment for the filing fee and stamp the Date of Filing and the Application Number.

b. ***Screening by the Appropriate Government Agency*.** The appropriate government agency shall *prima facie* evaluate the documents and determine that the lease contract includes all mandatory provisions under Section 3(b) of this Rule.

c. ***Action on the Screening.*** Within fifteen (15) days from the date of submission of documents, the appropriate government agency shall:

   i. In case of deficiency of the requirements, notify the foreign investor and provide a reasonable period for the investor to comply; or

   ii. In case the lease contract complies with the mandatory provisions under Section 3(b) of this Rule, notify the Registry of Deeds of the province or city where the land is located, copy furnished the applicant, of its qualification: Provided, That for lease contracts covered under Section 1(d) of this Rule, the notification to the Registry of Deeds shall be done by the concerned IPA.

d. ***Registration and Annotation by the Registry of Deeds*.**

   i. Upon determination that the requirements for registration referred to under Section 3 of this Rule have been complied with, the concerned Registry of Deeds shall issue the Order of Payment for the filing fee and stamp the date of filing and the Entry Number on the submission.

   ii. Within seven (7) working days from the complete submission of the requirements for registration and payment of the required fees, the concerned Register of Deeds shall annotate the lease on the certificate of title of the land subject of the lease contract.

   In case of land not registered under the Torrens system, the concerned Register of Deeds shall record the lease contract in the Registry of Deeds' Primary Entry Book for Unregistered Lands. The foreign investor or lessor shall submit the duly recorded lease contract to the concerned Assessor for the annotation on the tax declaration of the land.

   The annotation shall read as follows:

   > *Lease Contract executed between (lessor) and (lessee) for a period of (number of years) years from (commencement date) to (date of termination) with a lease area of (area) for the (purpose of investment/investment project) pursuant to Republic Act No. 12252, otherwise known as the "Investors' Lease Act", Doc No. _____, Page No. ____, Book No. ____, Series of ____, of Notary Public of (City or Municipality), (name of Notary Public), dated (date of notarization).*

e. ***Reportorial Requirements and Monitoring*.** After the annotation, the foreign investor shall submit the documents referred to under Section 2 of Rule IV to the appropriate government agency for compliance and monitoring of the implementation of its investment.

SECTION 3. ***Requirements for Registration and Annotation.*** After receipt of the notification from the appropriate government agency, the concerned Register of Deeds shall register the lease contract and annotate the lease on the Certificate of Title of the land, or record the lease contract in the Registry of Deeds' Primary Entry Book for Unregistered Lands, as applicable, upon submission of the following:

a. Proof of an approved and registered investment. In case the lessor is also the appropriate government agency under Section 1 of this Rule, the lease contract shall constitute as proof of an approved and registered investment;

b. Original copy of the notarized lease contract which, in addition to other terms and conditions, shall contain the following mandatory provisions:

    i. The term or period of the lease, with inclusive dates, which should not exceed ninety-nine (99) years, unless a shorter period is imposed for approved investments in vital services or industries considered as critical infrastructure in accordance with Section 4(1) of the Act;
    ii. The leased area required for the purpose of the approved and registered investment;
    iii. The purpose of the investment for which the lease contract is being entered into;
    iv. A stipulation recognizing the unequivocal authority of the appropriate government agency to terminate or cancel the lease or sublease contract if the conditions and limitations under Rule II have not been complied with; and
    v. A stipulation by the lessee that, in case of renewal of the lease, it shall make social and economic contributions to the country; and

c. Original Owner's Duplicate Copy of the title/s reflecting the technical description of the property subject of the lease contract.

    In case only a portion of the total area as indicated in the title is subject of the lease, the technical description of the area to be leased based on the approved survey plan of the Land Registration Authority (LRA) or Department of Environment and Natural Resources (DENR) shall be submitted.

    In case of land not registered under the Torrens system, the technical description of the area subject of the lease based on the approved survey plan of the LRA, DENR, or the appropriate land and asset office of the concerned IPA shall be submitted.

SECTION 4. ***Effect of Registration.*** The registration of the lease or sublease contract shall be the operative act that renders the lease binding against third persons. A registered lease contract shall not be subject to collateral attack, and cannot be altered, modified, or cancelled, except in a direct proceeding in accordance with law.

SECTION 5. ***Sublease.*** The lessee may sublease the property with the consent of the lessor; Provided, That if the sublessee is a foreign investor, the procedure for registration under Section 2 of this Rule shall apply to the sublease contract. The requirements, conditions, and limitations set forth under these Rules shall apply to sublease contracts.

If the sublessee is a Philippine national, the parties shall notify the appropriate government agency.

SECTION 6. *Sale, Transfer or Assignment.* The leasehold right acquired under the lease contract entered into pursuant under these Rules may be sold, transferred, assigned, or may serve as security for a loan. In case of a sale or transfer of the leased area, the transferee shall be subject to conditions and limitations under Rule II.

SECTION 7. *Modifications of the Lease Contract.* Any renewal, modification, amendment, or revision of the lease contract registered under these Rules which shall affect the implementation of the mandatory provisions referred to under Section 3(b) of this Rule shall comply with the procedure for registration under Section 2 of this Rule.

Any other modification of the lease contract not affecting the implementation of the mandatory provisions shall only be notified to the appropriate government agency.

RULE IV. COMPLIANCE AND MONITORING

SECTION 1. *Monitoring and Regulation.* Compliance with the provisions of these Rules by the parties to the lease and sublease contracts shall be subject to the monitoring and regulation of the appropriate government agency.

SECTION 2. *Reporting Requirement.* Within five (5) days from the annotation of the title/s by the Registry of Deeds, the lessee shall submit to the appropriate government agency the following documents:

a. Proof of the approved and registered investment;

b. Copy of the lease contract containing the mandatory provisions provided under Section 3(b) of Rule III; and

c. Certified true copy of the duly annotated Transfer Certificate of Title, or duly recorded lease contract in the Registry of Deeds' Primary Entry Book for Unregistered Lands, as applicable.

The appropriate government agency shall maintain a masterlist of foreign investors with lease contracts registered under these Rules: Provided, That for lease contracts covered under Section 1(d) of Rule III, the masterlist shall be maintained by the concerned IPA.

RULE V. FUNCTIONS OF THE AGENCIES

SECTION 1. *Roles of the LRA.* The LRA shall:

a. Closely coordinate with the appropriate government agency on the compliance by the parties of the terms and conditions of the lease contract, and of these Rules;

b. Facilitate the timely registration and annotation, or recording, of the lease contract;

c. Maintain a database of foreign investors with lease contracts registered pursuant to these Rules, and provide a masterlist annually to the appropriate government agency; and

d. Closely coordinate with the appropriate government agency for the implementation of these Rules.

SECTION 2. *Roles of the Appropriate Government Agency.* The appropriate government agency shall:

a. Monitor the implementation of the approved and registered project;

b. Maintain a masterlist of foreign investors with lease contracts registered with it under these Rules;

c. Implement rules for compliance by foreign investors pertaining to the social and economic contributions of the approved and registered investment to the country; and

d. Closely coordinate with the LRA regarding any termination of a lease contract.

RULE VI. TERMINATION OF LEASE

SECTION 1. *Grounds for Termination or Cancellation.* The appropriate government agency may terminate or cancel any lease or sublease contract entered into under these Rules, after due process, on any of the following grounds:

a. Withdrawal of the approved investment;

b. Use of the leased premises other than that authorized by the appropriate government agency;

c. Violation by the parties of any provision of the Act or these Rules; or

d. In cases where the IPA is the lessor, violation of the terms and conditions of the lease contract.

SECTION 2. *Failure to Commence.* In case of failure to commence the investment project within three (3) years from the signing of the lease contract, the appropriate government agency shall order the lessee to explain the delay and if merited, require such lessee to commence the project within a reasonable period. Failure to comply with the order and to initiate the project within the period provided shall cause termination or cancellation of the lease as provided under Section 1 of this Rule.

SECTION 3. *Authority to Terminate.* The authority to terminate lease contracts registered these Rules shall be vested with the appropriate government agency.

SECTION 4. *Motion for Reconsideration or Appeal.* Any Motion for Reconsideration or appeal from the decision of the appropriate government agency shall be governed by the provisions of such agency's charter or rules of procedure.

SECTION 5. *Cancellation of Annotation.* Upon termination of the lease or sublease contract under this Rule, the appropriate government agency shall furnish the concerned Register of Deeds a copy of the resolution providing the termination of the said lease contract, and the legal basis thereof. Such resolution shall serve as the authority for the Register of Deeds to cancel the annotation of the lease in the title, thereby effectively terminating the lease contract: Provided, however, That where the term of the lease or sublease contract has lapsed, the Register of Deeds may cancel the annotation without the need for a resolution by the appropriate government agency.

The lessor shall present to the concerned Registry of Deeds the (a) original owner's duplicate copy of the title and/or tax declaration and (b) resolution or decision of the appropriate government agency for the cancellation of annotation of the lease contract. In case the term of the lease or sublease contract has lapsed, the lessor shall present to the concerned Registry of Deeds the original owner's duplicate copy of the title and/or tax declaration. Within five (5) days from receipt, the concerned Register of Deeds shall cause the cancellation of the annotation of the lease or sublease in the title of the property.

The annotation shall read as follows:

> *Cancellation of the lease contract under Entry No. __, in accordance with the [(name of appropriate government agency) Resolution/Decision No. ___ dated (date resolution/decision was signed)] or [the lapse of the lease term].*

The lessor shall notify the concerned IPA of the cancellation of the annotation of the lease or sublease within fifteen (15) days from the cancellation by the concerned Register of Deeds.

RULE VII. SCHEDULE OF FEES AND PENALTIES

SECTION 1. ***Schedule of Fees for the Appropriate Government Agency.*** The following fees shall be collected by the appropriate government agency:

a.	Fee for the Screening (Lease and Sublease)	Php15,000.00
b.	Fee for the renewal/amendment/ modification/reformation of the original lease contract	Php15,000.00
c.	Filing fee for Motion for Reconsideration	Php15,000.00

The appropriate government agency may impose fees lower than that prescribed above.

SECTION 2. ***Schedule of Fees for the Registry of Deeds.*** The following fees shall be collected by the Registry of Deeds:

a.	Annotation fee on the Certificate of Title/Recording Fee	Php25,000.00
b.	Fee for the cancellation of Annotation	Php15,000.00

The fees to be collected by the Registry of Deeds shall be exclusive of IT fees and subject to value added tax (VAT), and shall not exceed Fifteen thousand pesos (Php15,000.00).

SECTION 3. ***Penal Provisions.*** Any contract made or executed in violation or any of the following prohibited acts shall be null and *void ab initio* and both parties shall be punished by a fine of not less than One million pesos (Php1,000,000.00) but not more than Ten million pesos (Php10,000,000.00), or imprisonment of six (6) months to six (6) years, at the discretion of the Court:

a. Any provision in the lease contract stipulating a lease period in excess of that provided in Section 4(1) of the Act;

b. Use of the leased premises for the purpose contrary to existing laws of the land, public order, public policy, morals or good customs; or

c. Any agreement or agreements resulting in the lease of land in excess of the leased area: Provided, That, where the excess of the totality of the area leased is due to the acts of the lessee, the lessee shall be held solely liable therefor: Provided further, That, in the case of corporations, associations, or partnership, the President, manager, director, trustee, or officers responsible for the violation hereof shall bear the criminal liability.

The penalties provided under this Section shall likewise apply to sublease contracts.

RULE VIII. TRANSITORY PROVISIONS

SECTION 1. *Lease Contracts Governed by RA No. 7652.* Lease contracts approved pursuant to RA No. 7652 shall remain valid until the expiration of its approved term. However, renewal of said contracts shall be allowed only if the lease meets the conditions and limitations provided by the Act and of Rule II of these Rules. In no case shall the aggregate period of the lease approved under RA No. 7652, including the renewal thereof under the Act, shall exceed ninety-nine (99) years.

SECTION 2. *Transitory Period.* All lease contracts within the scope of the Act and of these Rules, including renewal of lease contracts in the preceding section, executed within the period beginning 01 October 2025 up to the actual date of effectivity of these Rules shall be allowed: *Provided,* That the parties therein are given a period of one (1) year from the effectivity of these Rules to comply with the conditions, requirements, and limitations as prescribed by the Act and of these Rules. Otherwise, the rules on termination of lease contracts under Rule VI shall apply.

RULE IX. FINAL AND OTHER PROVISIONS

SECTION 1. *Forms.* The following forms shall be used under these Rules:

a. Application Form to be accomplished by the foreign investor for screening by the appropriate government agency; and

b. Checklist and notification by the appropriate government agency to the Registry of Deeds certifying that the application complies with all the requirements for registration under Section 3 of Rule III.

The DTI, through the BOI, and the LRA, may prescribe or amend the forms to implement these Rules, as necessary.

SECTION 2. *Effectivity.* These Rules shall take effect fifteen (15) days following the completion of publication in a newspaper of general circulation in the Philippines.

SECTION 3. *Separability Clause.* In the event that any provision of these Rules is declared void or unenforceable by final judgment of a court of competent jurisdiction, the other provisions unaffected thereby shall remain in full force and effect.

SECTION 4. ***Repealing Clause.*** The Implementing Rules and Regulations of RA No. 7652 are hereby repealed. All laws, executive orders or issuances, or any parts thereof which are inconsistent herewith are hereby repealed or amended accordingly.

MA. CRISTINA A. ROQUE Secretary of Trade and Industry and Chair of the Board of Investments	**ATTY. GERARDO PANGA SIRIOS** Administrator of the Land Registration Authority

Insert logo of the appropriate government agency	**APPLICATION FORM FOR SCREENING OF LEASE CONTRACT UNDER REPUBLIC ACT (RA) NO. 12252 (INVESTORS' LEASE ACT)**

Application No.: ____________________
Date Accepted: ____________________

SCHEDULE 1: DETAILS OF THE PARTIES		
Name of Lessor		
Address of Lessor		
Contact Details	Telephone/Mobile No.:	E-mail Address:
Business Registration (If applicable)	Business Structure: ☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ Others (please specify): ____________	
	Registration No.:	Date:
Name of Lessee/Sublessee		
Address of Lessee/Sublessee		
Contact Details	Telephone/Mobile No.:	E-mail Address:
Business Registration	Business Structure: ☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ Others (please specify): ____________	
	Registration No.:	Date:
Lessee/Sublessee Profile		
Ownership	☐ Filipino: _____% ☐ Foreign: _____% Nationality/ies: ____________	

SCHEDULE 2: DETAILS OF THE LEASE CONTRACT	
Complete address of the leased area	*Indicate complete location*
Term of the Lease/Sublease	*Indicate duration of the lease contract (number of years, date of commencement – end date)*
Amount of Investment	
Purpose of the Lease/Sublease	
Lease Contract	*☐ Original ☐ Sublease ☐ Renewal ☐ Modification*

ATTACHMENTS: (*submit 1 copy of document*)

Annex A: Original Lease Contract containing the mandatory provisions under RA No. 7652, as amended by RA No. 12252

Annex B: Certified true copy of Business Registration (SEC/DTI), Latest Amended Articles of Incorporation, By-Laws, and Latest General Information Sheet (GIS), if applicable

Annex C: Secretary's Certificate / Special Power of Attorney (SPA) Authorizing Representative to register Lease Contract

Insert logo of the appropriate government agency	**APPLICATION FORM FOR SCREENING OF LEASE CONTRACT UNDER REPUBLIC ACT (RA) NO. 12252 (INVESTORS' LEASE ACT)**

Annex D: Certificate of Registration with the appropriate government agency under RA No. 7042, as amended by RA No. 11647, or RA No. 11534, as amended by RA No. 12066, any document showing compliance with investment requirements prescribed by the relevant investment promotion agency pursuant to existing laws, or any other similar document showing government approval under any other applicable laws, if applicable

Annex E: Certified true copy of the Certificate of Title and/or Tax Declaration of the land subject of the lease

ATTESTATION:

- The applicant understands that submission of an application is not a guarantee of a favorable action by the (appropriate government agency) or the registration, annotation, or recording of the lease contract with the Registry of Deeds;
- The applicant understands that applications with incomplete information or documents will not be considered;
- The applicant has read and understood RA No. 7652, as amended by RA No. 12252, and its Implementing Rules and Regulations, and (appropriate government agency's) policies and guidelines governing this application and agrees to adhere to the requirements therein;
- The applicant attests that application and attached documents are true and accurate; and
- Applicant confirms that he or she is authorized to submit the application.

DONE IN THE CITY/PROVINCE OF ______________________________ THIS ________ DAY OF ______________________________ 20 _____ .

Printed Name & Signature
Applicant/Authorized Officer

REPUBLIC OF THE PHILIPPINES

CITY/PROVINCE OF ___________) S.S.
MUNICIPALITY OF ___________)

SUBSCRIBED AND SWORN to before me this ______ day of ________________ 20 _____ in the City/Province of ______________________________ affiant exhibited to me his _____________

No. _______________ issued at ____ on ___________________________ 20 _____ .

NOTARY PUBLIC
Until December 31, _____________

Doc. No. : ____________
Page No. : ____________
Book No. : ____________
Series of : ____________

Insert logo of the appropriate government agency

Notification Number: (20XX-IPA-XXXXX)

NOTICE OF QUALIFICATION TO THE REGISTER OF DEEDS OF ___________

This refers to the lease contract executed by (Name of Lessor) and (Name of Lessee) of (Leased Area) application for registration/recording and annotation of lease under Republic Act (RA) No. 7652, as amended by RA No. 12252, with the following details:

DETAILS OF THE LEASE CONTRACT	
Lessor	
Lessee	
Leased Area	*Indicate complete location*
Term of the Lease	*Indicate duration of the lease contract (number of years, date of commencement – end date)*
Commencement Date	
Termination Date	
Purpose of the Lease/Sublease	

This is to certify that the Lease Contract contains the following mandatory provisions:

Mandatory Provision	**Submitted**	**Information**	**Page Number**
The term or period of the lease which should not exceed ninety-nine (99) years, unless a shorter period is imposed for approved investments in vital services or industries considered as critical infrastructure in accordance with Section 4(1) of the Act	☐		
The leased area required for the purpose of the approved and registered investment with technical description	☐	**Note:** *Subject to the verification by the Registry of Deeds of the technical description.*	
The purpose of the investment for which the lease contract is being entered into	☐		
A stipulation recognizing the unequivocal authority of the relevant IPA or of the FIRB, as the case may be, to terminate or cancel the lease contract if the conditions and limitations under Rule II have not been complied with	☐		
A stipulation by the lessee that, in case of renewal of the lease, it shall make social and economic contributions to the country	☐		

Insert logo of the appropriate government agency

In addition, the following attachments were submitted:

Mandatory Provision	Submitted	Annex Number
Original Contract of Lease	☐	
Business Registration (SEC/DTI Certificate of Registration, Latest Amended Articles of Incorporation, By-Laws, Latest General Information Sheet [GIS], and BIR Certificate of Registration), if applicable	☐	
Secretary's Certificate / Special Power of Attorney (SPA) Authorizing Representative to register Lease Contract	☐	
Certificate of Registration with the appropriate government agency	☐	

The parties to the lease contract are being notified to proceed to the Registry of Deeds and submit the following documents in relation to the process of the registration/recording and annotation of the lease:

i. Proof of an approved and registered investment;
ii. Original Copy of the Lease Contract;
iii. Original Owner's Duplicate Copy of the Certificate of Title reflecting the technical description of the property subject of the lease contract;
iv. In case of unregistered land, the latest tax declaration certificate covering the land and the technical description of the property based on the approved survey plan of the Land Registration Authority (LRA) or Department of Environment and Natural Resources (DENR).

SEAL OF AGENCY

In testimony whereof, the seal of the (agency) and the signature of its designated authority are hereunto affixed. Given in (place issued), PHILIPPINES on (date).

(Name of Agency Signatory)
(Designation)

Attested by:

(Name)
(Designation)