**Product Features**

**Standard Products**

* Home Purchase - Purchase a already constructed or semi-constructed house
* Construction on already owned plot - Construct a home on your already owned plot
* Plot Purchase and Construction - Purchase a plot and then construct a house thereon
* Home Improvement - Renovate or expand your existing home.

**Salient Features**

* Flexibility to make partial pre-payments with zero charges after first year
* For first year 1% will be charged upon Early Termination after words NO charges will be levied.
* Processing fee Rs. 4,000/- (exclusive of FED)
* Optional life Takaful covering death (due to any cause) and accidental/natural disability
* Property Takaful (covering the financing amount) absolutely FREE for customers

**Product Types**

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| Features | Non-Lien Based  As per standard practice where property to be mortgaged | Lien Based  Lien to be marked equivalent to 105% of the finance amount on RDA or NPC\* till the maturity of loan |
| Citizenship | All non-resident RDA accountholders having valid NICOP/CNIC/POC | |
| Product Category | Buy, Build, Renovate | |
| Target Market | Non-Resident Pakistani having RDA accounts including salaried and non-salaried individuals | |
| Financing Range | ·Minimum Rs. 500,000/-  ·Maximum No cap (in other variants except renovation)  ·Maximum Rs. 10 million (in case of Renovation only) | |
| Financing Tenure | 3 to 25 Years | |
| Age (Applicant & Co-applicant / co-borrower) | Salaried : 25 to 60 years of age of retirement  Non-Salaried : 25 to 65 Years | |
| Number of housing units at a time. | At a time one financing facility may be allowed | |
| Co-applicant | Co-applicant is mandatory. Co-applicant will be an immediate family member like spouse, parents, adult siblings & children. At least one should be permanently living in Pakistan.    Maximum four co-applicants are allowed. | Co-applicant is not mandatory in this case, however if opted it will be an immediate family member like spouse, parents, adult siblings & children. Further, applicant also has an option of appointing a “nominee” to carry out any assignment on his/her behalf having no legal obligations on nominee.  Maximum four co-applicants are allowed. |
| Co-Borrower for income clubbing | Spouse – 100%  Other than spouse – 75%  For the purpose of income clubbing, only a non-resident Pakistanis can be considered. | 100% Co-borrower income will be clubbed.  For the purpose of income clubbing, only non-resident Pakistanis can be considered. |
| Debt to Equity Ratio | ·Maximum up to 70% of property value.  ·Up to 40 % of property value (in case of renovation only)  (Depends on segments & loan amount) | ·Pak rupee (5% Margin): Maximum up to 99% of property value.  ·FYC (5% Margin): Maximum up to 99% of property value (lien equal to 105% of property value).  ·Up to 40 % of property value (in case of renovation only) |
| Debt Burden Ratio | 45% of the net disposable income | Not applicable |
| Employment / Business Tenure | Salaried: 2 years  Non-Salaried: 3 Years (2 Years for existing BAFL lending relationships) | Minimum overall employment / business tenure will be one year |
| Security | Equitable mortgage for all and token registered mortgage for customers based on their risk profile | Lien on Customer’s RDA account or Naya Pakistan Certificate (NPCs) to cover finance amount with 5% margin. The customer will provide copy of title document to confirm transaction. |
| Markup Rate | 1Year KIBOR + 1.50% | 1 Year KIBOR |
| Property Ownership | ØSingly owned – property title in the name of main applicant (NRP RDA account holder)  ØJoint ownership – Spouse and/or adult children / blood relatives can be a joint owner.  ØIn case where main applicant (NRP) is not available in Pakistan, spouse and/or adult children / blood relatives who are also a co-applicant may be considered for property ownership through a GPA given by primary applicant. | |

\*RDA – Roshan Digital Account , NPC – Naya Pakistan Certificate

**Documentation Required**

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| Non-Lien Based | |
| Salaried | Non-Salaried |
| * Digital loan application * Copy of work permit / Iqama * Copy of Passport * Copy of applicant &/or Co-Applicant’s CNIC/ NICOP * Scan copy colored photographs of applicant and co-applicant(s) each. * Employer’s certificate including tenor/designation/remuneration details. * Employment Contract (in case of contractual employee) * Latest salary slip. * Bank Statement – last 6 months * Copies/ details of any financing facility being availed in the country of employment or in Pakistan * Copies of latest tax documents (where applicable) * Credit Bureau Report of stay country | * Digital loan application * Copy of work permit / Iqama * Copy of Passport * Copy of applicant &/or Co-Applicant’s CNIC/ NICOP * Scan copy colored photographs of applicant and co-applicant(s) each. * Valid Business Proof * Bank Statement – last 12 months * Copies/ details of any financing facility being availed in the country of employment or in Pakistan * Copies of educational qualification degree / certificates (in case of self-employed professional) * Copies of last 2 years tax documents where applicable * Credit Bureau Report of stay country |
| Lien Based (Salaried / Non-Salaried) | |
| * Digital loan application * Copy of Co-Applicant’s CNIC/ NICOP * Scan copy colored photographs of applicant and co-applicant(s) each. * Valid proof of income documents | |