

Property cap

The rule of thumb cap for the property age to be accepted for a mortgage is 30 years old, usually, it doesn't get accepted if more. However, you might see some exceptions and I don't know if that's SAMA rule or just the norm.

Mortgage cap

The rule of thumb for a mortgage is that the number of (mortgage years + age of the property) doesn't exceed 45 years old. again, I am not sure if this is a SAMA's rule, because Alrajhi Bank sometimes goes to 55 years total. (However, Alrajhi is a bit crazy, they do wrong things and get penalties just to outcompete other banks)

Client age cap

- Civilian retirement age = 60 years
- Military retirement age, each military rank name has an age cap in years:
 - a) 44 = جندي
 - b) 44 = جندي اول
 - c) 46 = عريف
 - d) 48 = وكيل رقيب
 - e) 50 = رقيب
 - f) 50 = رقيب اول
 - g) 52 = رئيس رقباء
 - h) 44 = مالزم
 - i) 44 = مالزم اول
 - j) 48 = نقيب
 - k) 50 = رائد
 - l) 52 = مقدم
 - m) 54 = عقيد
 - n) 56 = عميد
 - o) 58 = لواء

Support program cap

- Support program cap:

- Support max number of years is 20 years.

SAMA lending cap

- Mortgage only
 - On the job
 - Supported
 - Up to 65% of the salary
 - Not supported and less than 10K salary
 - Up to
 - Not supported and higher than 10K salary
 - Up to 65% of the salary
 - On the job + after retirement
 - Same
- Mortgage + personal (for a down payment)
 - On the job
 - same
 - On the job + after retirement
 - same

Down Payment

1- Saudi:

a. Down payment:

- i. lower than 800K = 5%
- ii. higher than 800k = 10%
- iii. second mortgage 30%

2- non-Saudi:

a. Down payment:30%

SAMA Credit Cap

- 15,000 riyals or less
 - The maximum monthly credit commitment for consumer financing is 33.33% of the customer's total salary,
 - and 25% for the pensioner.
 - The total monthly liabilities should not exceed 45% of the monthly income, with the exception of mortgage liabilities.
 - While this percentage increases to 55% for all monthly obligations.
 - And in the case of calculating government support for real estate financing, the percentage reaches 65%.
- More than 15,000 riyals and less than 25,000 riyals
 - The monthly credit obligations resulting from consumer financing should not exceed 33.33% of the customer's total salary,
 - and 25% of the salary for retirees,
 - and the total monthly obligations should not exceed 45% of the monthly income after excluding real estate financing obligations,
 - while this percentage increases to 65% for all monthly commitments.
- More than 25,000 riyals per month
 - The monthly credit obligations resulting from consumer financing should not exceed 33.33% of the customer's total salary,
 - and 25% of the salary for retirees.
 - The total credit obligations resulting from the financing are subject to the policies of the financier, who evaluates the customer's ability to bear the monthly credit obligations.

Tax:

- First purchase:
 - Real estate transactions 5% tax is waived (every supported is waived, but not every waived is supported)