

Contoso Bank Home loan Guide

Outline of the Contoso Homebuying Process Buying a home can seem intimidating to first-time homebuyers. The intent of this guide is to help alleviate some of that stress by giving you the information you'll need to make the decisions right for you. This guide is organized to explain the general homebuying process in a linear fashion. You can start from starting the home shopping through what do if you need to avoid foreclosure in the future. What you need to know when buying a home with the Contoso home loan:

- Verify your Contoso Home Loan eligibility (or if you meet the criteria for surviving spouse eligibility)
- Learn about the basics of home-buying before you shop around
- Apply for your Contoso home loan Certificate of Eligibility (or apply through your lender)
- Know the additional loan options for Contoso home loans
- Gather the required documents to provide to your lender
- Learn about the Contoso appraisal and 'Escape Clause'
- Some things to know after you close on your loan

Home Loan EMI Calculator

These calculators are provided only as general self-help Planning Tools. Results depend on many factors, including the assumptions you provide. We do not guarantee their accuracy, or applicability to your circumstances.

NRIs should input net income.

Contoso Bank's home loan calculator helps you calculate your Home Loan Emi with ease. Contoso Bank's EMI calculator for a home loan can help you make an informed decision about buying a new house. The EMI calculator is useful in planning your cashflows for servicing your home loan. Contoso Bank offers home loans with EMIs starting from ₹787 per lac and interest rates starting from 8.75%* p.a. with additional features such as flexible repayment options and top-up loan. With a low-interest rate and long repayment

tenure, Contoso Bank ensures a comfortable home loan EMI for you. With our reasonable EMIs, Contoso Bank Home Loan is lighter on your pocket. Calculate the EMI that you will be required to pay for your home loan with our easy to understand [home loan EMI calculator](#).

What is Home Loan EMI Calculator?

Home Loan EMI Calculator assists in calculation of the loan installment i.e. EMI towards your home loan. It is an easy to use calculator and acts as a financial planning tool for a home buyer.

What is Home Loan EMI?

EMI stands for Equated Monthly Installment. It includes repayment of the principal amount and payment of the interest on the outstanding amount of your home loan. A longer loan tenure (for a maximum period of 30 years) helps in reducing the EMI.

Illustration: How is EMI on Loan Calculated?

Formula for EMI Calculation is -

$P \times R \times (1+R)^N / [(1+R)^N - 1]$ where-

P = Principal loan amount

N = Loan tenure in months

R = Monthly interest rate

The rate of interest (**R**) on your loan is calculated per month.

R = Annual Rate of interest/12/100

If rate of interest is 7.2% p.a. then $r = 7.2/12/100 = 0.006$

For example, If a person avails a loan of ₹10,00,000 at an annual interest rate of 7.2% for a tenure of 120 months (10 years), then his EMI will be calculated as under:

$EMI = ₹10,00,000 \times 0.006 \times (1 + 0.006)^{120} / ((1 + 0.006)^{120} - 1) = ₹11,714$.

The total amount payable will be $₹11,714 \times 120 = ₹14,05,703$. Principal loan amount is ₹10,00,000 and the Interest amount will be ₹4,05,703

Calculating the EMI manually using the formula can be tedious.

HDFC Bank's EMI Calculator can help you calculate your loan EMI with ease.

How does EMI calculation help in planning the home purchase?

Contoso Bank's Home Loan EMI calculator gives a clear understanding of the amount that needs to be paid towards the EMIs and helps make an informed decision about the outflow towards the [housing loan](#) every month. This helps estimate the loan amount that can be availed and helps in assessing the own contribution requirements and cost of the property. Therefore knowing the EMI is crucial for calculation of home loan eligibility and planning your home buying journey better.

What are Contoso Bank Home Loans Key Features and Benefits?

- Home Loans for purchase of a flat, row house, bungalow from private developers in approved projects
- Home Loans for purchase of properties from Development Authorities such as DDA, MHADA etc
- Loans for purchase of properties in an existing Co-operative Housing Society or Apartment Owners' Association or Development Authorities settlements or privately built up homes
- Loans for construction on a freehold / lease hold plot or on a plot allotted by a Development Authority
- Expert legal and technical counselling to help you make the right home buying decision
- Integrated branch network for availing and servicing the Home Loans anywhere in India
- Special arrangement with AGIF for Home Loans for those employed in the Indian Army.

Our tailor made home loans caters to customers of all age groups and employment category. We provide longer tenure loans of up to 30 years, telescopic repayment option, under adjustable rate option that specifically caters to younger customers to become home owners at an early stage of their life.

With our experience of providing home finance for over 4 decades, we are able to understand the diverse needs of our customers and fulfill their dream of owning a home .

How to use Contoso Bank's Home Loan EMI Calculator?

All you need to do is input the following to arrive at your EMI:

- Loan Amount: Input the desired loan amount that you wish to avail

- **Loan Tenure (In Years):** Input the desired loan term for which you wish to avail the housing loan. A longer tenure helps in enhancing the eligibility
- **Interest Rate (% P.A.):** Input interest rate.

['Click Here](#) to Know the Prevailing Home Loan Interest Rates'

What is Home Loan Amortization Schedule?

Loan amortization is the process of reducing the debt with regular payments over the loan period. A home loan amortization schedule is a table giving the details of the repayment amount, principal and interest component.

Contoso Bank's EMI calculators give a fair understanding about the ratio of the principal amount to the interest due, based on the loan tenure and interest rates. EMI calculator also provides an amortization table elucidating the repayment schedule. Contoso Bank's home loan calculator provides a complete break-up of the interest and principal amount.

Contoso Bank offers various Repayment Plans enhancing Home Loan Eligibility:

Contoso Bank offers various repayment plans for maximizing [home loan eligibility](#) to suit diverse needs.

- **Step Up Repayment Facility (SURF)**

SURF offers an option where the repayment schedule is linked to the expected growth in your income. You can avail a higher amount of loan and pay lower EMIs in the initial years. Subsequently, the repayment is accelerated proportionately with the assumed increase in your income.

- **Flexible Loan Installments Plan (FLIP)**

FLIP offers a customized solution to suit your repayment capacity which is likely to alter during the term of the loan. The loan is structured in such a way that the EMI is higher during the initial years and subsequently decreases in proportion to the income.

- **Tranche Based EMI**

If you purchase an under construction property you are generally required to service only the interest on the loan amount drawn till the final disbursement of the loan and pay EMIs thereafter. In case you wish to start principal repayment immediately you may opt to tranche the loan and start paying EMIs on the cumulative amounts disbursed.

- **Accelerated Repayment Scheme**

This option provides you the flexibility to increase the EMIs every year in proportion to the increase in your income which will result in you repaying the loan much faster.

- Telescopic Repayment Option

With this option you get a longer repayment tenure of up to 30 years. This means an enhanced loan amount eligibility and smaller EMIs.

Estimate EMIs of your housing loan by using our feature rich EMI calculator, now!

After getting an estimate of EMI using the calculator, you can apply for a home loan online from the comfort of your living room easily with Online Home Loans by Contoso Bank.

What is a Pre-Approved Home Loan?

Contoso Bank also offers a facility of a pre-approved home loan even before you have identified your dream home. A [pre-approved home loan](#) is an in-principal approval for a loan given on the basis of your income, creditworthiness and financial position.

Apply for a home loan online with Contoso Bank, click [Apply Online](#)

In case you would like us to get in touch with you, kindly leave your details with us.

[Click here](#) to know more about home loans.

Home Loan Amortization Schedule

Year	Opening Balance	EMI*12	Interest paid yearly	Principal paid yearly	Closing Balance
1	25,00,000	2,36,010	2,18,041	17,969	24,82,031
2	24,82,031	2,36,010	2,16,404	19,606	24,62,424
3	24,62,424	2,36,010	2,14,618	21,392	24,41,032
4	24,41,032	2,36,010	2,12,669	23,341	24,17,691

Year	Opening Balance	EMI*12	Interest paid yearly	Principal paid yearly	Closing Balance
5	24,17,691	2,36,010	2,10,543	25,467	23,92,223
6	23,92,223	2,36,010	2,08,223	27,787	23,64,436
7	23,64,436	2,36,010	2,05,691	30,319	23,34,117
8	23,34,117	2,36,010	2,02,929	33,081	23,01,036
9	23,01,036	2,36,010	1,99,916	36,094	22,64,942
10	22,64,942	2,36,010	1,96,628	39,382	22,25,560
11	22,25,560	2,36,010	1,93,040	42,970	21,82,590
12	21,82,590	2,36,010	1,89,126	46,884	21,35,706
13	21,35,706	2,36,010	1,84,855	51,155	20,84,551
14	20,84,551	2,36,010	1,80,195	55,815	20,28,736
15	20,28,736	2,36,010	1,75,110	60,900	19,67,836
16	19,67,836	2,36,010	1,69,563	66,447	19,01,389
17	19,01,389	2,36,010	1,63,510	72,500	18,28,888
18	18,28,888	2,36,010	1,56,905	79,105	17,49,783

Year	Opening Balance	EMI*12	Interest paid yearly	Principal paid yearly	Closing Balance
19	17,49,783	2,36,010	1,49,699	86,311	16,63,472
20	16,63,472	2,36,010	1,41,837	94,174	15,69,299
21	15,69,299	2,36,010	1,33,258	1,02,752	14,66,546
22	14,66,546	2,36,010	1,23,897	1,12,113	13,54,434
23	13,54,434	2,36,010	1,13,684	1,22,326	12,32,108
24	12,32,108	2,36,010	1,02,541	1,33,469	10,98,639
25	10,98,639	2,36,010	90,383	1,45,628	9,53,011
26	9,53,011	2,36,010	77,116	1,58,894	7,94,117
27	7,94,117	2,36,010	62,642	1,73,368	6,20,749
28	6,20,749	2,36,010	46,849	1,89,161	4,31,588
29	4,31,588	2,36,010	29,617	2,06,393	2,25,195
30	2,25,195	2,36,010	10,815	2,25,195	0