#### **1. What’s the minimum income required to qualify?**

Most lenders require a **monthly income of at least AED 8,000–10,000**. If you have other loans, you may need to earn more to stay within the bank’s debt-to-income (DTI) ratio limits.

#### **2. How much down payment do I need?**

* **Expats**: minimum **20%**
* **UAE Nationals**: minimum **15%** Higher down payments improve your chances and may get you better rates.

#### **3. Can I apply for a mortgage if I already have loans?**

Yes — but your **total monthly obligations (including this mortgage)** must not exceed **40–50% of your income**. The bank will evaluate all existing debts when checking eligibility.

#### **4. What are the typical loan terms?**

You can usually choose terms from **5 to 25 years**. Shorter terms mean higher monthly payments but less interest overall.

#### **5. Do I need to be employed for a certain period before applying?**

Yes.

* **Salaried**: Most banks require at least **6 months of continuous employment**.
* **Self-employed**: Usually **2 years of business operation** and financials are required.

#### **6. What documents will I need to apply?**

* Emirates ID / Passport
* Salary certificate or trade license
* Recent bank statements (3–6 months)
* Credit report
* Property documents (if available)

#### **7. How long does the approval process take?**

* **Pre-approval**: 2–5 working days
* **Final approval & disbursement**: 1–2 weeks depending on property and documentation

#### **8. Can I apply if I’m on probation or recently changed jobs?**

Some banks may reject your application if you’re on probation. Others may accept if you were previously employed in the UAE. Each case is evaluated differently.

#### **9. Can non-residents apply for mortgages in the UAE?**

Yes, but conditions are stricter:

* Higher down payments (25–35%)
* Shorter terms
* Limited property types (freehold only)
* Proof of income from abroad is required

#### **10. Is early repayment allowed?**

Yes, but most banks charge a **1% early settlement fee**, capped at **AED 10,000**.

#### **11. What fees do I have to pay when applying?**

* Processing fee: 0.5–1% of loan
* Valuation fee: AED 2,500–3,500
* Life and property insurance premiums  
   Some of these can be added to the monthly repayment.

#### **12. Do I need a property selected before I apply?**

No. You can apply for a **pre-approval first**, which tells you how much you can borrow. Final approval will only happen after a property is chosen and documents are submitted.