

Frequently Asked Questions under Home Loan

1) Who are eligible to avail the Home loan?

- (i) Resident Individuals – Salaried / Businessmen / P&SE
- (ii) Pensioners
- (iii) Our Bank Staff
- (iv) Non-Resident Individuals - gainfully employed abroad (who have put in a minimum period of confirmed service / experience of 2 years - including previous employment / experience and confirmed in the present employment) with a residual contract period of service for at least three more years to run

2) What are the minimum entry / exit age of the applicant?

Residents:

Minimum entry age is 18 years and Maximum exit age is 70 years.

Non-Residents:

Entry Level: Between 21 and 50 years

Exit Level: Maximum 60 years

3) For what purpose Home Loan can be availed?

- a) To purchase / construct a new house / flat
- b) To purchase house site and construction of house thereon
- c) To purchase an existing house / flat
- d) To extend an existing house/ additional construction
- e) To repair / renovate an existing house / flat – in such case
- f) To take over Home Loans from other Banks / Housing Finance Institutions approved by National Housing Bank for Housing Finance.
- g) For reimbursement of cost incurred for purchase / construction of house / flat - met from own resources during the preceding six months

4) Income criteria:

a. What are the income criteria for a salaried class individual to avail Home Loan?

- ✚ Regular employees* of Central Government / State Government / Public Sector Undertakings / Government or Government aided Educational Institutions with salary statement from the existing employer for at least previous 3 months.
- ✚ Regular employees* of MNCs/Reputed Companies (Externally rated as BBB or above) with salary statement from the existing employer for at least previous 3-months subject to the condition that they have total experience of minimum 2 years.

*Regular employees will not include Adhoc /Contract/Casual Employee.

b. What are the income criteria for a Businessman/professionals/self-employed person to avail Home Loan?

- ✚ Gross income net of tax before deducting depreciation' shall be considered for computing the eligible loan amount based on last three years' IT Returns.

Other Income:

Besides salary / business income, other regular income by way of rent, interest on investments, HUF income (where there are no minor coparceners or where the minor members will not be attaining the majority age during the tenure of the loan) etc., may also be considered to reckon the loan limit, provided proof for the other income by way of declaration in IT Return/Rent receipts/Lease agreement/credit of such income in the applicant's bank account for a reasonable period, etc. are provided by the applicant. If such income from rentals / interest together with regular income exceeds the taxable ceiling, the same should be reflected in IT returns.

5) What is the minimum Take Home Pay after cutbacks / deductions (existing & for proposed Home Loan)?

- + If Gross Annual Income of the Applicants (Individually or jointly) is up to Rs.15.00 lakhs, take home income should not be less than 40 % of the Gross Annual Income.
- + If Gross Annual Income of the Applicants (Individually or Jointly) is above Rs.15.00 lakhs, NTHP should be minimum Rs.50000 per month. No other NTHP criteria should be insisted upon.

6) What is the repayment period for Home Loans?

a. Home Loan to Residents:

The maximum repayment period is restricted to 30 years for Home Loan accounts (inclusive of holiday period) (or) Up to the age of 70 years (the age by which the loan should be fully repaid) of the borrower, whichever is earlier.

b. Home Loan to Non-Residents:

Maximum 20 years, including holiday period of 18 months in case of construction of house/ flat. 6 months' holiday period in case of purchase of ready-built house/flat on a case to case basis.

c. Home Loan to Repair & Renovation:

Maximum repayment period for Home Loan to Repair and Renovation is 10 years.

7) Whether quantum of Home Loan is linked to Value of the House Property if any, details thereof to be furnished.

Maximum loan amount is also subject to value of the House Property, the details of the same is as follows:

Purpose	Loan amount upto Rs 30 lakhs	Loan amount above Rs.30 lakhs upto Rs.75 lakhs	Loan amount above Rs.75 lakhs
Purchase/ construction of house / flat	10% & LTV 90%	20% & LTV 80%	25% & LTV 75%

(For Repairs and Renovation 30% margin on the project cost)

8) What are the KYC Documents required to be submitted by Non-Resident Indians (NRIs) / Persons of Indian Origin (PIOs)?

- a. Attested copy of valid Passport and Visa in respect of NRIs & Attested copy of valid Passport and PIO Card issued by government of India in respect of PIOs.
- b. Attested copy of Address proof such as Utility Bill, Driving License, ID card, Social Card or equivalent, etc. issued by the Authorities in that Country reflecting the current overseas address or Latest Bank Account Statement showing overseas address.
- c. Attested copy of Appointment Letter, work experience covering minimum period of 2 years, Salary Slips for the latest 6 months, Bank Account Statement for the latest 6 months showing the salary credits and Tax Returns wherever applicable.
- d. Attested copy of Office/Business address proof, P&L A/c, A&L Statement and Schedules to Financial Statements, Operative Bank Account Statement for the latest 6 months for non-salaried customers.

The Attestation of documents may be done by Indian Embassy or Notary Public of that Country or by the competent authority of that Country.