

Key Fact Statement

Purchase Loan

Applicant Conditions
Applicant must :

Hold the Lebanese citizenship for at least 10 years, not be convicted of criminal charges, and must have a clean judicial record.

Have a clear credit history and must not have been blacklisted for the past 10 years.

Be able to work and productive during the entirety of the loan repayment period (for employees till the age of 64 and for free professionals and self-employed till the age of 70 provided that the loan tenor is no less than 7 years).

Not have been previously benefited from a subsidized housing loan and must not own more than 1,800 shares of a built property over all the Lebanese territory.

The housing unit, subject of the purchase loan, must be exclusively allocated to family housing, and its area must not exceed 150 square meters

Applicant Income Conditions

	Resident	Expatriate
Minimum Family Net Monthly Income	6.000.000 LBP	1000 USD
Maximum Family Net Monthly Income	20.000.000 LBP	2000 USD
Minimum years of work Experience	3 years	
Proof of Income	Official Employment Certificate, and a regular bank statements for a period that is not less than three consecutive years, or any other proof of income	
Mode of Payment	Cash in Lebanese Pound only	

Purchase Loan Characteristics

Loan Amount	up to //1.000.000.000// LBP
Loan Currency	Lebanese Pound
Loan Disbursement	50 % Cash payment , and 50 % through a Non Endorsable, 1st beneficiary Barred Banker Check payment to the seller
Grace Period	3 months as of the loan contract signing date
Loan Tenor	up to 30 years
Minimum Loan Tenor	7 years
Partial or full Early Settlement	Not less than 7 years as of the loan contract signing date
Downpayment Ratio	Not less than 20% of the house value as per the Bank's technical evaluation
Loan to Value Ratio	Up to 80% of the house value as per the Bank's technical evaluation
Monthly Loan Installment	Not to exceed 33% of the borrowers' monthly net income □
Total family monthly obligations	Not to exceed 45% of the family monthly net income
Interest Rate for the first year	4.99% per annum
Nature of the applied interest	Fixed for the first year, subject to modification after that
APR Rate	Depends on loan tenor, interest rate, loan amount, fees and charges, and insurance premium
Total pay back amount	Equal to (the total loan monthly payment X 12 (including the monthly installment, monthly life insurance, and monthly management fees) + annual fire insurance premium) X Number of years to maturity
Impact of 1% increase in interest rate on the monthly installment	Depends on loan amount , interest rate , and loan tenor

Cost of the life insurance policy	Depends on loan amount, borrower's age, additional premium required by the insurance companies when applicable. In case of co-borrowers, life insurance can be selected to be either individual or joint
Cost of the fire insurance policy	Depends on mortgage valuation
Collateral Conditions	
Original property new title deed and First Degree Mortgage Certificate, covering the principle loan amount with its interest.	
Life Insurance Policy, paid monthly in cash in Lebanese Pound, as well as a Home Insurance Policy paid yearly, in cash in "Fresh" USD, covering fire risks, allied perils and the third party liability. Those two policies are exclusively issued by a group of insurance companies accredited by the Bank. □	
Fees and Charges	
Lending Fees and Charges (Cash Payments)	
Open file fees	1% of loan amount not to be less than //3.000.000// LBP
Monthly Management fees	3% of monthly installment + //150.000// LBP
Late payment interest / Minimum	Depends on number of due days, loan installment, penalty interest rate (Loan interest rate + 5 points)
Insurance premium at loan contract date	Life and Home insurance premium to cover the first year and grace period , + // 12 // USD to be paid in Fresh Cash for insurance policies issuance fees (paid once at loan signing date) . The Home insurance policy is required to be paid in USD Fresh Cash.
Purchase Loan Example	
Apartment Price	1.250.000.000 LBP
Loan Amount	1.000.000.000 LBP
Monthly Installment	5.408.000
Monthly Management fees	313000
Interest Rate for the first year	4.99%
Loan Tenor	30 years
Grace Period	3 Months
Monthly installment in case interest rate increased by 1%	6.050.000
APR Rate*	5.73%
*NB : APR calculation excluded insurance premium and settlement fees	
General Conditions	
The Borrower cannot submit a loan application for the purpose of repaying a previous debt or arrears	
Married couples, their dependent children and family members who fall upon the couple's responsibility are considered as one in everything related to these conditions	
The fees and charges mentioned above applied at the loan contract date	
Banque de L'Habitat reserves the right to modify the above terms and conditions and to request additional charges at any time and to notify the customer about such modifications	
I acknowledge and confirm about the summary of the product that I want to benefit from and took note of all its terms and conditions and I declare that such product fits my needs and my financial situation .I also note that this statement is for clarification and information only.	
Applicant Name	
Signature / Date	