FAQ Home Loan:

1. What is the purpose of Home loan?

- To buy new or old house/ flat
- To construct / extend of house/ apartment
- To renovate/ alteration of existing house/ flat
- Taking over of the existing housing loan from other Bank/ Financial Institution
- Refinance of an own availed flat/house (date of purchase /handover/ completion of construction will be no later than 2 years)

2. Who can avail a Home Loan?

- Salaried Individuals
- Professionals (Doctor, Engineer, Architect, FCA, CA etc.)
- Landlord/Landlady
- Businessperson

3. What is the minimum loan amount?

Tk. 200,000/-

4. What is the maximum loan amount?

Tk. 40,000,000/- or up to 70% of the property value whichever is lower
For Renovation purpose only: Maximum Tk. 40,000,000/- or up to 1/3rd of the property value whichever is lower

5. What is the minimum loan tenor?

12 months (1 Year)

6. What is the maximum loan tenor?

Up to 25 years

7. What is the minimum age to apply for a Home Loan?

18 years

8. What is the maximum age?

70 years at the end of loan tenor
9. What is the minimum income to be eligible for Home Loan?

Tk. 30,000/-

10. What is the processing fee of Home Loan?

As per the schedule of charges of DBBL (Maximum 0.50% or Tk. 15,000/- whichever is lower for Loan amount up to Tk. 50 Lac. Maximum 0.30% or TK. 20,000/- whichever is lower for Loan amount above Tk. 50 lac)

11. Can partial payment be made anytime of Home Loan?

Yes. Partial payment can be made anytime.

12. What is the charge of partial payment of Home Loan?

Up to 0.50% of outstanding (partial settlement amount)

13. What is the Early Settlement Charge in Home Loan?

Up to 0.50% of outstanding (early settlement amount)

14. How to repay Home Loan?

Through equated monthly instalment (EMI).

15. What is the disbursement mode in Home Loan?

<u>For Construction / Renovation</u>:
The loan will be disbursed one-time or in phases
<u>For Flat/House Purchase</u>:
Payment Order/Account transfer/RTGS in favor of Developer/ Seller

16. What is the moratorium period in Home Loan?

Maximum 12 months (1 Year)

17. What are the required documents to apply for Home Loan?

Identification and Income Documents
• NID/ Smart Card
• Utility Bill Copy
• Color Photograph
• Office ID /Business card
• Letter of Introduction (LOI) from employer regarding employment details/ Pay Slip/ Copy of Salary certificate/ copy of Increment/ appointment letter etc. or any other certificate issued by the employer.
• Rent or Lease Agreement of house / property
• e-Tin/TIN certificate / Copy of Income tax acknowledgement etc.
• Copy of Trade Licence, Memorandum & Articles of Association etc.
• Bank Statement / Income Statement etc.

• Other documents or information as deemed necessary

<u>Property related Documents</u>:
• Photocopy of original title deed.
• C.S, S.A, R.S, DCR, Mutation and latest math Porcha
• Mutation Khatian duly certified by AC Land.
• Photocopy of Mouza Map
• Photocopy of bia deeds.
• Registered partition deed, in case of ajmali land.
• Up to date Non-Encumbrance Certificate (NEC)
• Up to date ground rent receipt
• Mortgage Permission from the concerned authority for mortgaging property (if required)
• Allotment letter of concerned authority for housing plot
• Layout plan of the building duly approved by the competent authority i.e. RAJUK/CDA/KDA/RDA/ Chairman, Pourashava/TNO/Union Parishad Chairman

- Forwarding letter of the approved layout plan of the building by the competent authority
- A copy of Agreement between land owner & developer
- A copy of Agreement between land owner/developer & Purchaser
- Any others documents / papers, if required as advised by the Bank's legal advisor but not mentioned here

*Conditions Apply