

Key Facts Statement (KFS)

Housing Loan – Construction

Details				
Criteria	<ul style="list-style-type: none">• Omani working in government 18 year’s old minimum• Omani working in other sectors 21 year’s old minimum• Maximum 55 years at start of the Loan, 60 years at end of the loan for all and 70 Years for Pensioner• Expatriate minimum 21 years old			
Document Required	<ol style="list-style-type: none">1. Civil ID for Omani’s / Passport Copy for Expatriates2. Copy of Mulkiya and Krooki3. Most recent salary certificate/ Salary assignment letter4. Copy of Building Permission (Ibaha)5. Valuation report valid for 3 months6. Contractor Agreement with mode of payment7. Consultant Letter8. Copy of seller ID9. Proof of 20% customer contribution10. Register Mulkiya under NBO name (After Approval)			
Product Features	Maximum loan amount for Omani’s	90% loan to value of market value		
	Maximum loan period for Omani’s	25 years	Maximum loan period for expatriates	20 years
	Two types of insurance policies are required	<ol style="list-style-type: none">1. Property insurance2. Product life insurance	Maximum loan amount for Expatriate	70% loan to value of market value
	Debit burden Ratio (DBR)	<ul style="list-style-type: none">• 60% for salaries less than 3,500 and 75% for net salary 3,500 and above• 40% for pensioner for pension less than 3,500 and 75% for pension 3,500 and above		
	<ul style="list-style-type: none">• Salaried customers need to be covered for death and Permanent Total Disability as per Unified Credit Insurance Policy as per Financial Services Authority guidelines. This can be arranged by the bank or customer can choose from his preferred Insurance company.• The property insurance is renewed on an annual basis and this payment needs to be debited to the customer’s account• Moratorium of 24 months maximum during construction period• There will be initial principle repayment moratorium of construction period where customer will service only the monthly interest on the outstanding balance at the applicable rate. On the completion of the moratorium period the loan (principle+ interest) will be repaid in equated monthly instalments			
	IMPORTANT: Terms and conditions apply are also available @ www.nbo.om			
	Charges	Maximum interest rate per annum		6%
Insurance processing fees Minimum		OMR 5.250	Insurance processing fees Maximum	OMR 78.750
Processing fees		OMR 52.500		
Pre-payment charges		1.05% of the pre-paid amount		

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	Overdue payment charges	1.05% per annum on overdue amount
	Mortgage creation charges	0.5% of loan amount
	Property registration and mortgage registration charges to Ministry of Housing	*Depending on the value of the property
Consumer Risk	<ul style="list-style-type: none"> Interest rate is Variable and is subject to change with 60-days prior intimation. The change in rate could increase your instalment amount or loan tenor or both. The Bank will act in the capacity hereto as an agent for arranging customer insurance current and future premiums are determined by the insurance company No installment deferral In case of any unfortunate event not cover under insurance / short cover by insurance the customer / his heirs have the obligation to cover the outstanding of the loan amount. 	

Disclaimers

- Please also refer to bank fees and charges are available on Bank's website www.nbo.om (Download Centre – Schedule of Charges) and are inclusive of Value Added Tax (VAT of 5%)
- The banks Consumer Rights and Responsibility Charter and the General Terms and Conditions are published on the Bank's website www.nbo.om
- Any interest rate change in future shall we communicated prior sixty (60) days of effecting.

Key Terms

Debt burden ratio (DBR): the total of all monthly repayments made by the customer (within and outside NBO) divided by the net salary

Loan to value (LTV): Cost of property as mentioned in valuation report against the loan value

Market Value: The valuation of the properties needs to be done by the Bank's approved valuations companies

Income: Average of last 3 months' (after excluding the one-time payment or deduction)

Moratorium Period: Only for under construction loans, moratorium period of maximum of 24 months can be allowed.

By signing the KFS, I hereby agree that I have read and understood the account features, benefits, and applicable charges.

Name of Consumer	Consumer Account #	Branch Name	Branch Staff Name
Date & Signature of Consumer		Date & Signature of Staff	