

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 Expatriate minimum 21 years old 			
Document Required	<ol style="list-style-type: none"> Civil ID for Omani's / Passport Copy for Expatriates Copy of Mulkiya and Krooki Most recent salary certificate/ Salary assignment letter Copy of Building Permission (Ibaha) Valuation report valid for 3 months Contractor Agreement with mode of payment Consultant Letter Copy of seller ID Proof of 20% customer contribution Register Mulkiya under NBO name (After Approval) 			
Product Features	Maximum loan amount for Omani's	80% loan to value of market value	Maximum loan amount for first time buyers 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"> Property insurance Product life insurance 	Maximum loan amount for Expatriate	70% loan to value of market value
	<ul style="list-style-type: none"> Salaried customers need to be covered for death and Permanent and Total Disability. This is currently done on monthly basis. However, if customers want to do their own insurance, it should be a single premium policy pay by customer. The property insurance is renewed on an annual basis and this payment needs to be debited to the customer's account Moratorium 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	
	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	
<ul style="list-style-type: none"> Interest rate is subject to change at any time 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 				

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Consumer Risk	<ul style="list-style-type: none"> 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 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.
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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	