



KEY FACTS STATEMENT NBF OFFPLAN HOME LOAN

THIS IS NOT AN OFFER OF CREDIT OR CONTRACT

WHAT IS THIS PRODUCT AND HOW DOES IT WORK?

This Key Facts Statement (KFS) provides you with indicative information about interest, fees and charges of this product but please refer to our offer letter for the final terms of your Offplan Home Loan.

- Off plan Home Loan is suitable for customers are buying a property which is still under construction.
- Customers who have an existing off plan home loan with another bank and who want to transfer that loan to National Bank of Fujairah.
- The under construction property is taken as a collateral to secure the loan.
- This loan is available for both UAE Nationals and Expats with UAE residency.
- This loan is applicable for freehold and leasehold properties for builders and projects approved by us.
- This loan is available for salaried and self-employed individuals. Minimum length of service in a company/organization or minimum years in business may apply.
- The Loan will be paid according to the payment and construction schedule directly to the developer.
- Once the property is ready, the terms and conditions of the standard home loan will apply
- You are required to service the interest only until the property is complete

Terms & Conditions

Terms and Conditions are contained in the Consumer Terms and the Letter of Offer. These Terms are subject to change after giving 60 days prior written notice.

Cooling-off Period

You will have 5 working days after acceptance of any Offer to change your mind unless you have waived this right. Some fees that you have paid will not be refunded. If you waive the right to the Cooling off, you will be bound by the conditions of the product immediately.

KEY FEATURES

Minimum Loan Amount

AED 100,000

Maximum Loan amount

Up to AED 20 million

Loan Tenor

Minimum 2 years and maximum 25 years

Maximum Loan Value

50%

Maximum Debt Burden Ratio

50%

Salary Transfer to NBF

Not mandatory

Mode of Payment

Automatic debit from an NBF account or through the direct debit system from an account with another bank

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Collateral/s

Registered Mortgage over the Property. Life Insurance policy.

Interest Options

Fixed and variable rate options are available. In Fixed Rate option, interest rate is locked for a maximum period of 5 years and then after completion of the fixed period, the contract is moved to a step-up rate which is a combination of 3 months Emirates Interbank Offered Rate (EIBOR) rate plus a margin with a minimum floor rate. Example if the rate is 2.89% fixed for 3 years followed by EIBOR plus spread of 1% with a minimum floor rate of 3.5 %. For the first 3 years, 2.89% per annum will be applied.

If after 3 years, EIBOR is 1%, then applicable rate will be 1% (EIBOR) plus 1% (margin) which is 2%. As the floor rate is 3.5%, the rate of 3.5% will apply as this is the minimum rate.

If after 3 years, EIBOR is 3%, then applicable rate will be 3% (EIBOR) plus 1% (margin) which is 4%. As this is higher than the floor rate, 4% rate will apply.

In Variable Rate option, the contract is moved on a step-up rate which is a combination of 3 month EIBOR plus a margin reset every 3 months.

Interest Rate computation:

Interest will be only charged on the amount paid to your developer.
Interest will be computed on a daily basis as follows

How is the interest rate calculated?

The interest is calculated on the daily closing balance.

The interest calculation formula is as follows
(Daily Outstanding Balance* Rate of Interest* 1 /360)

The sum of the daily interest accrued is collected on the applicable payment date.

On handover of the property, the terms and conditions of our Home Loan will apply and principal repayments will commence.

WHAT ARE THE FEES AND CHARGES?

Valuation Fee	AED 2,500
Processing Fee	1% of loan amount (no maximum cap). Example if the loan amount is 2 million, then processing fee will be $1/100 \times 2,000,000 = \text{AED } 20,000$.
Pre-Approval Fee	AED 1000
Early Settlement Fee	Maximum 1% of outstanding loan amount or AED 10,000 whichever is lower. For example if outstanding loan amount is 2 million and 2 million is settled, then early settlement fee will be $1/100 \times 2,000,000 = \text{AED } 20,000$ as maximum amount is AED 10,000 , the fee will be AED10,000.
Partial Settlement Fee	Maximum 1% of outstanding loan amount or AED 10,000 whichever is lower. For example if outstanding loan amount is 2 million and an early payment of AED 1 million is made, early settlement fee will be $1/100 \times 1,000,000 = \text{AED } 10,000$.
Late Payment Fee	Not applicable
Life Insurance Fee	0.00268% per month on loan outstanding. If loan outstanding amount is AED 1 million, the life insurance amount will be $0.02268/100 \times 1,000,000 = \text{AED } 228.8$.

The insurance cover is available from AFNIC and is subject to rate change every year.

It covers the loan outstanding in the event of death or disability.
For the complete details of cover, please visit www.nbf.ae.

Life insurance rate is subject to change as per contract conditions.

Life Insurance is compulsory, but you may obtain Life Insurance for the value of the loan from any provider operating legally in the UAE. In this case, the policy must be assigned to us and you must provide proof of payment of the Insurance Premium. If this is not done, we can arrange cover ourselves and charge the cost to you.

For other pricing details, please refer to www.nbf.ae

KEY OBLIGATIONS

1.	You need to pay the monthly instalments of interest on the due date. In order for the monthly payment to be considered on time, please ensure that the account nominated for payment is funded at least one (1) working day prior to the Equal Monthly Instalment (EMI) date to avoid late payment charges. This is also applicable in case your EMI falls on a holiday.
2.	You must grant a first priority mortgage over the property in our favour which will remain for the duration of the loan.
3.	You must pay all government related charges for property and mortgage registration.
4.	You must ensure all information provided is correct and up-to-date.
5.	Any changes in your income or personal circumstances must be advised to us.
6.	The mortgage loan will have a specified limit which cannot be exceeded. Any transaction resulting in the limit being exceeded may be rejected and may incur fees
7.	In case of any change in your KYC details, please inform the bank so your account is updated and transactions are not disrupted

WARNINGS

1.	In the event of the loan being declined or if you exercise your rights to cooling off, there will be no refund of the valuation fee and pre-approval fee.
2.	If you do not keep up with the monthly repayments, you may lose the property.
3.	You may have to pay penalties if you pay off the loan early either partially or in full if you have a fixed interest rate
4.	You may have to pay penalties if you make late payments including late payment fees and additional interest.
5.	If your income or the property price decreases, you will still be liable for the loan amount outstanding.
6.	You may get a negative rating in credit reports if you make late payments
7.	The General Terms and Conditions contained in the Consumer Terms governing loans provided by the Bank are subject to change from time to time. The Bank will make sure to inform its customers of any changes with the required notice and will publish the revised Terms and Conditions on the website and other platforms for reference.

HAVE A COMPLAINT OR QUERY?

Do not hesitate to reach out to National Bank of Fujairah through the following channels:

Call Centre: 8008NBF(623)

Address: Your nearest NBF Branch, please [click here](#) for the location.

We will seek to address your complaint within two clear business days of receipt and advise if this time is not able to be met.

Full details of how we address your complaints is contained in our Customer Charter published on our website.

Customer Name

I confirm receipt of this Key Fact Statement.

Customer Signature

Customer Name