

Key Fact Statement
USD Fresh Cash Renovation Loan
Applicant Conditions
Applicant must :

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

Have a clear credit history and should 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 previously benefited from a subsidized housing loan and must own at least 1,800 shares (investment right) of the housing unit, subject of renovation.

The housing unit, subject of the renovation loan, should be exclusively allocated to family housing

If the Renovation Loan includes the installation of a Solar System, the following is required: the approval of the "Lebanese Center of Energy Conservation" related to the Ministry of Energy and Water, followed by the approval of the Ministry of Interior and Municipalities and securing the written approval of 75% of the building co-owners' committee.

If the Renovation Loan includes the installation of a Waste Water Treatment Station, the following is required: securing the official permit for the necessary excavation works from the concerned authorities (municipalities, District Attorney...)

Resident and Expatriate Applicant's Income Conditions

For Applicants with limited income	Household net monthly income should not exceed /1500/USD Fresh cash
For Applicants with medium income	Household net monthly income should not exceed/2000/USD Fresh Cash
Minimum years of work Experience	2 years
Proof of Income	Applicants should be in the labor market for at least two years prior to the date of submitting the application, should have regular income based on an official employment certificate, and regular bank statements in USD "Fresh Cash" or any other proof of income.
Mode of Payment	Only in USD Fresh Cash

Loan Characteristics

Maximum Loan Amount	For applicants with limited income up to /40.000/USD, and for applicants with medium income up to /50.000/USD
Loan Currency	USD Fresh Cash
Loan Disbursement	Two installments based on the process of the renovation progress, through a wire transfer from Bank outside Lebanon to the borrower's Bank fresh account inside or outside Lebanon
Grace Period	Up to 12 months as of the contract signing date
Loan Tenor	Up to 10 years
Partial or full Early Settlement	Not before than 7 years as of the loan signing date unless the Bank agrees otherwise
Monthly Loan Installment	Not to exceed 33% of the borrowers' monthly net income □
Total family monthly obligations	Not to exceed 45% of the household monthly net income
Interest Rate for the first year	6% per annum subject for amendment
Nature of the applied interest	Fixed for the first year , and subject to change after that.
APR Rate	Depends on loan tenor, interest rate, loan amount, fees and charges, and insurance premium
Total pay back amount	It represents the total amount that shall be paid to the Bank including loan principal amount, interest , life insurance premium, management fees, fire insurance premium, open file fees, and closure fees

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	Based on construction value of the unit subject of the loan

Collateral Conditions

Original property title deed and a first-degree mortgage certificate covering the principal loan amount with its interest in the same currency in USD Fresh Cash

Life Insurance Policy, paid monthly in USD Fresh Cash , as well as a Fire 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

(PAID IN USD Fresh Cash)

Open file fees	//400// USD
Monthly Management fees	//6// USD
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 fire insurance premiums to cover the first year of the loan tenor and grace period, in addition to insurance policies issuance fees (paid once at loan signing date). Insurance premiums shall be paid in USD Fresh Cash.
Closure fees at Maturity	//200// USD

USD Fresh Cash Renovation Loan Example

Loan Amount	50,000
Monthly Installment	587
Monthly Management fees	6
Interest Rate for the first year	6%
Loan Tenor	10 years
Grace Period	12 months
Monthly installment in case interest rate increased by 1%	620
APR Rate*	6.63%

*NB: APR calculation excluded life and fire insurance premium

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 are applied at the loan contract date and are subject to change

Banque de L'Habitat reserve the right to modify the above terms and conditions and to request additional charges at any time, and the customer will be notified 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/Date & Signature