

PRODUCTS MAIN FACTS SHEET

MORTGAGE:

- Arab Bank offers only conventional finance.
- Financing can only be applied to residential properties.
- Loan tenor up to 25 years.
- Loan to Value will be as per UAE central bank rules and regulation
- Customer has to complete his full contribution first “down payment” and proof to be obtained.
- Interest rate is linked to EIBOR and based on the agreed rates as per the contract or any linked addendums in the future.
- We do consider the property value based on the purchase price as contained in the executed MOU and the market value whichever is lower.
- Valuation will be carried out by external party (empanelled with Arab Bank).
- Arab Bank will hold First Degree Mortgage over the financed property (Mortgage will be registered in favor of Arab Bank).
- Mortgage Registration fee will have to be paid by the customer.
- Repayment through salary (in case of salary transfer) or Direct Debit (Non-Salary transfer) only.
- Life insurance and property insurance should remain active throughout the loan tenor.
- Customer can chose to partially settle the loan in order to reduce the installment or tenor (optional). The standard approach followed by Arab Bank is to reduce the tenor.
- Property can only be released from mortgage once the loan is fully settled.

General Rules:

The Loan outstanding balance and all due installments, interests and any other fees and expenses become due and payable immediately without having to give any notification or in the event of occurrence of any of the listed below events:

- 1- If the Borrower's employment is terminated for any reason.
- 2- In case the loan is granted against salary assignment and the Borrower's monthly salary or any part of thereof is transferred to any other body without prior written approval from Arab Bank.
- 3- If the Borrower breaches any undertakings or obligations arising from this Agreement.
- 4- If the Borrower fails to pay three consecutive monthly installment or six nonconsecutive monthly installments without approval from Arab Bank.
- 5- If, at any time, the Borrower submits to Arab Bank information or documents that are incorrect or any acknowledgment or undertaking that is invalid.
- 6- If the Bank notices that there are grounds that could lead to the inability of the Borrower as permissible under Central Bank's prevailing regulations, to fulfill the obligations towards Arab Bank.

Arab Bank reserves the right to amend its Terms and Conditions, with 60 days prior notice to you.

Housing Loan	
Processing fees	1% of the loan amount (non – refundable) - Free for buyouts
Deferment of Installment	AED 100
Late Payment fees	AED 700
Early Settlement Fee	Max 1% of the outstanding balance or AED 10,000 whichever is less
Non-standard statement production/copy of original documentation	AED 100
Property swaps administration fee	Max AED1320 (valuation included)
Partial Settlement Fee	Max 1% of the outstanding balance or AED 10,000 whichever is less
Amendment / Rescheduling Fee (Applicant name, tenor, installment amount)	AED 250



WARNING!

If you do not meet the monthly repayments on your loan, your account will go into arrears and incur late payment fee.

Any other accounts you have with the Bank may be used to set off against amounts owed under your home loan.

If you do not keep up your repayments, you may lose your asset.

When you refinance your loan or avail installment deferments, it may take longer to pay off than your previous loan. It may also result in paying more interest. (Including Top-up, Restructuring or Rescheduling)

When you miss repayments, this could affect your credit score and limit your ability to access loan/financing in the future.

The cooling-off period allows you to cancel the product/Service within five (5) business days of signing the application without incurring a penalty, or you may waive the central bank's required cooling-off period of complete 5 business days by signing a written waiver provided by the bank containing a warning about agreeing to an immediate commitment.

I Hereby agree to the immediate commitment with Arab Bank.

Customer Name:.....

Employee Name:.....

Date:.....

Date:.....

Signature:.....

Signature Verified by:.....

...