

Parameter	Tier 1 (T1)	Tier 2 (T2)	Tier 3 (T3)
	(NAPHDA Projects)	(Non-NAPHDA)	(Non-NAPHDA)
Product Category	<ul style="list-style-type: none"> <li>• Purchase of a complete residential property (Apartment/Flat/House)</li> <li>• Purchase of plot and construction thereon</li> </ul>		
Segment	<ul style="list-style-type: none"> <li>• Salaried</li> <li>• Non-salaried</li> </ul>		
Eligibility Criteria	<ul style="list-style-type: none"> <li>• All citizens holding valid CNIC</li> <li>• First time home owner, one unit per household</li> <li>• One individual can have subsidized house finance facility under the scheme only once</li> </ul>		
Size of Unit	Housing unit/apartment/flat of up to 125 sq. yds. (up to 5 Marla) with covered area of up to 850 sq. ft.	Housing unit/apartment/flat of up to 125 sq. yds. (5 Marla) with covered area of up to 850 sq. ft.	Housing unit/apartment/flat of more than 125 sq. yards up to 250 sq. yds. (10 Marla) or apartments/flats with covered area from more than 850 sq. ft. to 1,100 sq. ft.
Financing Tenor	Up to 10 years with flexibility up to 20 years		
Subsidized Markup/ Profit Rate	First 5 years = 5% Next 5 years = 7% For period exceeding 10 years = 1-year K+2.5%	First 5 years = 5% Next 5 years = 7% For period exceeding 10 years = 1-year K+4%	First 5 years = 7% Next 5 years = 9% For period exceeding 10 years = 1-year K+4%
Age (Applicant & Co-Applicant)	25 to 60 years		
Monthly Income	<ul style="list-style-type: none"> <li>• <b>For Individual:</b> PKR 25,000 up to 100,000 per month net disposable income</li> <li>• <b>For Household:</b> PKR 25,000 up to 140,000 per month net disposable income</li> </ul>		
Maximum Price of Units	PKR 3.5 million	PKR 3.5 million	PKR 6.0 million
Financing Range	Maximum PKR 2.7 million	Maximum PKR 3.0 million	Maximum PKR 5.0 million
Loan to Value - LTV	Maximum up to 90%		Maximum up to 85%
Debt Burden Ratio (DBR)	Maximum up to 45%		
Co-Applicant Income Clubbing	<ul style="list-style-type: none"> <li>• 100% Clubbed</li> <li>• Up to 04 co-applicants are allowed for income clubbing from multiple sources</li> </ul>		
Approved Cities	All cities of Pakistan where bank has its branch network		
Payment Frequency	Monthly		
Processing Fee	As per Bank's SOC		
Application Form	Standardized application form both in English and Urdu		
Income Estimation (Formal and Informal)	<b>Salaried:</b> Pay slip/employee letter/bank's various proxy method <b>Non-salaried:</b> Bank's various proxy method		
Property Ownership/Title	For NAPHDA projects, Trust will be responsible for the title documents	For Private Projects and single house/unit title will be in the name of applicant.	
Security Requirements	Mortgage of residential property. <ul style="list-style-type: none"> <li>• Bank's charge over the property will be created through registered mortgage or by equitable mortgage</li> </ul>		
Credit Assessment	As per Bank's credit policy and in accordance with SBP Housing Finance Prudential Regulations		

Credit History	Through credit bureau
Property Takaful/Insurance	Mandatory
Life Takaful/Insurance	Mandatory

Document Check List - Stage 1	
Salaried	Non Salaried (Self-Employed Businessmen and Professionals)
Clear copies of CNIC of Applicant and Co-Applicant	Clear copies of CNIC of Applicant and Co-Applicant
Two recent passport size photographs	Two recent passport size photographs
Current paid utility bills (Home and Office)	Current paid utility bills (Home and Office)
Last 6 months salary slips (original or attested by HRD)	Proprietorship Letter/Account Certificate mentioning name, CNIC# and date of account opening
Salary certificate mentioning name, CNIC#, date of joining, permanent job status and gross salary	Income Tax Returns of last two years with NBP receipts and NTN certificate
	Partnership Deed (In case of partner)
Bank statement of last 12 months (up to date)	Professional Degree (For self-employed professionals only)
	Article of Memorandum, Form A & Form-29 (last 3 years) SECP attested (In case of Pvt. Ltd.)
	JS Bank application form, CF 1 undertaking duly signed and summary Box

Document Check List - Stage 2	Fees and Charges
Public notice ad in English or Urdu newspapers serving 7 days notice period	Processing fee Rs.15,000 + FED
Genuineness Certificate (GC) received	Valuation charges Rs.3500 Pay Order in favor of vendor
Bill of quantities from licensed architecture in home renovation and construction case	Legal charges Rs.3,500 Pay Order in favor of vendor
Finance/legal documents signing (at lawyer's office)	GC charges Rs.1,500 or 2,500 Pay Order in favor of vendor
Sale agreement (original in home purchase cases)	Income estimation charges Rs.4,000 or 5,000 (If customer goes through I.E)
Original scan of property documents along with building plan (at lawyer's office)	Stamping charges depending on the finance value
5 PDC' before disbursement	Mortgage Deed charges at actual