

Key Facts Statement Home Loan

The Key Facts Statement provides you with information about the features, fees and charges of this product. Please refer to and accept the Bank's terms and conditions for the final terms of the facility along with information on the documentation required to proceed with the home loan application.

CBI Home Loan provides you with a flexible solution to meet your financial goals. For more details, please visit: <https://www.cbiauae.com/en/personal/products-and-services/loans/home-loans/home-loan>.

Interest Rates and Finance Charges (*Value Added Tax (VAT) of 5% is applicable on charges with a flat fee*)

New Loan	<ul style="list-style-type: none"> The minimum Home Loan amount available under this product is ₪ 100,000. The maximum Home Loan amount available is ₪ 20,000,000.
Rate of Interest (ROI)	<p>The rate of interest of the Home Loan will vary based on the terms and conditions and is determined based, amongst other things, on your financial status. The rate of interest offered to you will be combination of fixed and variable rates of interest which will be detailed in the final offer letter at the time of disbursement.</p> <p>Fixed rate of interest: The rate of interest will be fixed for a limited number of years.</p> <p>Variable rate of interest: The rate of interest will be adjusted against the reference rate such as the Emirates Interbank Offered Rate (EIBOR).</p> <p>The variable rate of interest is linked to EIBOR (The Emirates Interbank Offered Rate). The EMI will change subject to the EIBOR rate on the review date.</p> <p>Please refer the Final Offer Letter for details regarding the rate of interest offered along with details pertaining to the terms of the facility offered.</p> <p>Interest rates are variable and indicative only, and currently range from 3.5% to 9% per annum, depending on the product, balance, tenure, and applicable benchmark reference rate (including EIBOR), plus any applicable margin, and are subject to change at the Bank's discretion in accordance with the Terms and Conditions and UAE Central Bank regulations.</p>
Annual Percentage Rate (APR)	<p>The APR represents the total annual cost of credit, including interest and applicable fees, calculated on a reducing balance basis. The applicable APR will be disclosed in your facility offer and may vary based on the approved amount, tenor, customer profile, and prevailing base rates (where applicable).</p> <p>Indicative APR Range: APR ranges from 3.5% to 9% per annum, calculated on a reducing balance basis and inclusive of applicable fees and charges, subject to credit assessment and approval.</p>
Application Fees	<p>₪ 1,000</p> <p>The application fees are charged at the time of applying for a loan and will be adjusted against the processing fees upon disbursement of the loan. These charges will differ based on your employment status.</p>

Valuation Fees	<p>₹ 2,500 +VAT</p> <p>Valuation of the property is conducted by evaluators approved by the bank.</p> <p>The charge is not refundable and applies irrespective of the outcome of the Home Loan Application.</p>
Processing Fees	<p>1% of loan amount</p> <p>The processing fee is a one-time charge paid upfront for processing the loan application.</p>
Interest Rate in Case of Missed Payment	<p>2% of the delayed amount (minimum of ₹ 50 and up to a maximum of ₹ 700)</p> <p>If the amount outstanding is not paid in full by the payment due date, this charge will be factored into the next instalment.</p>
Interest Rate in Case of Missed Payment	<p>2% of the delayed amount (minimum of ₹ 50 and up to a maximum of ₹ 200)</p> <p>If the amount outstanding is not paid in full by the payment due date, this charge will be factored into the next installment.</p>
Variable Rate of Interest	<p>The variable rate of interest is linked to EIBOR (The Emirates Interbank Offered Rate). The EMI will change subject to the EIBOR rate on the review date.</p> <p>Please refer the Final Offer Letter for details regarding the rate of interest offered along with details pertaining to the terms of the facility offered.</p>
Deferment of Instalment	<p>₹ 100 per deferment</p> <p>Deferment of instalment refers to the postponement of repayment of the monthly instalment of the home loan. A nominal fee is charged when the service is availed.</p>
Early Settlement Fees	<p>Early settlement fees apply if you repay your loan before the end of the agreed tenor.</p> <p>The fee is 1% of the remaining principal outstanding amount, subject to a maximum of ₹ 10,000 (whichever is lower), plus applicable VAT.</p>
Partial Payment from all Sources	<p>Partial settlement charges apply when you make an advance or partial payment towards your outstanding loan amount before the scheduled repayment date.</p> <p>The charge is 1% of the partial settlement amount or outstanding principal balance, subject to a maximum of ₹ 10,000 (whichever is lower), plus applicable VAT.</p>

Life Insurance	<p>Subject to the applicable terms and conditions of the insurer, a life protection cover is offered to you to cover you in case of critical illness. As an applicant, you have the right to choose between the panel of insurance providers for which CBI is an authorised distributor based on your protection needs. You have the option to avail this facility either through the Bank or independently.</p> <p>Should you choose to apply for credit life insurance through the Bank, an insurance fee will be added to the instalment due.</p> <p>Life insurance coverage is mandatory for this Home Finance facility. If you choose to arrange coverage through an external insurance provider, you must provide a valid policy certificate and any related documentation to the Bank upon request. Approval remains subject to the Bank's acceptance of the proposed coverage.</p>
Property Insurance	Property Insurance is mandatory and offered to you under the Group policy of the Bank with no extra cost to you. This is to insure your property against risks.
Loan Cancellation Fee	<p>₹ 100</p> <p>The loan cancellation fee is charged in the event you decide to cancel the facility applied for through CBI.</p>
Cooling off period	<p>You have the right to cancel the loan offered within 5 business days from the date of Final Offer Letter of the loan ("Cooling-off Period").</p> <p>The Cooling-off Period is the time given to you to cancel the loan product in case you want to reconsider the offer. If you do not wish to avail the loan product, you will have to provide a written notice prior to the end of the Cooling-off Period and the loan will be rescinded and cancelled.</p>
Loan Tenures	Minimum 5 years (60 months) to a maximum 25 years (300 months)

Home Loan Interest Rate Illustration

Value of the property	A	₹ 1,000,000
Down Payment (20% of the value of the property)	B	₹ 200,000
Amount of Loan	(A-B)	₹ 800,000

Fixed Interest Rate Illustration		
Period of the Loan (Loan Tenor)	25 years (300 months)	
Indicative Fixed Interest Rate	5% per annum	
Processing Fee	1.05% of the amount of Loan) Inclusive of VAT: ₹ 8,400	
Indicative EMI (Equated Monthly Instalment)	₹ 4,677 (EMI is paid monthly to the bank on an agree repayment date)	
Total Interest payable over tenor (25 years)	₹ 603,016	
Total Cost of Borrowing (Excluding processing fees)	₹ 1,403,016 (Amount of Loan + Total Interest Payable)	
Total Amount Payable Illustration (including processing fee)	Component	Amount (₹)
	Loan Amount	800,000
	Total Interest (at 5%)	603,016
	Processing Fee (1.05%)	8,400
	Total Amount Payable	1,411,416
Variable Rate of Interest		
Period of the Loan	25 years (300 months)	
Indicative Interest Rate	3 months EIBOR +1.75%	
Indicative 3 months EIBOR Rate	5.25%	
Total Variable Rate of Interest	7% p.a.	
Processing Fee (1.05% of the amount of Loan) Inclusive of VAT	₹ 8,400	
Indicative EMI (Equated Monthly Instalment).	₹ 5,654 (based on the indicative mentioned rate of 5.25%) An EMI is paid monthly to the bank on a specified date of the month. The EMI increases if the Interest rate rises	
Total Interest payable	₹ 896,270	
Total Cost of Borrowing (Excluding processing fees)	₹ 1,696,270 (Amount of Loan + Total Interest Payable)	
Total Payable Illustration	Component	Amount (₹)
	Loan Amount	800,000
	Total Interest (at 5%)	603,016
	Processing Fee (1.05%)	8,400
	Total Amount Payable	1,704,670

Variable Rate of Interest

Variable Interest Rate Comparison (Indicative) with EMI Payment	This illustration displays the impact of the EMI Payment with the fluctuation of the 3 months EIBOR rate		
	3 months EIBOR	Total Rate of Interest (+1.75%)	EMI Payment
	5.25%	7%	₹ 5,654
	6%	7.75%	₹ 6,043
The values pertinent to the 3 Months EIBOR are based on assumptions. The illustration can be referred to for the method of calculation. The EMI will increase should the Interest rate rise and decrease if the interest rate falls.			
Illustration purposes only			

Fixed and Variable Rate of Interest

Period of the Loan	Maximum 25 years (300 months)
Indicative Variable Rate of Interest	5% p.a. This indicates the introductory rate which is assumed to be fixed for 3 years.
Indicative Variable Rate of Interest	3 months EIBOR +1.75% This indicates the rate that will be charged subsequent to the fixed rate period for the remaining term of the loan.
Indicative 3 months EIBOR Rate	5.25%
Total Variable Rate of Interest	7% p.a.
Processing Fee	₹ 8,400 1.05% of the amount of Loan. Inclusive of VAT.
Indicative EMI (Equated Monthly Instalment)	EMI for the First 3 Years – ₹ 4,677 (fixed rate) EMI from Year 4 onwards – ₹ 5,560 (variable rate) An EMI is paid monthly to the bank on a specified date of the month. The EMI will increase should the Interest rate rise and decrease if the interest rate falls.

Early settlement Fees (Illustrative Example):

Early Settlement Fees:	Early settlement fees are applied when you settle your debt before the tenor of the loan. The early settlement fees will be applied on the remaining principal outstanding amount up to a maximum of ₹ 10,000, whichever is lower.	
	Outstanding Principal Amount	₹ 50,000
	Partial Settlement Fee: (subject to the maximum capped fee of ₹ 10,000)	<ul style="list-style-type: none"> • ₹ 50,000 x 1% = ₹ 500 • VAT x 5% = ₹ 25 • Total Early Settlement Fee payable = ₹ 525

Partial settlement Fees (Illustrative Example):

Partial Settlement Fees	Partial payment is an advance payment or partial settlement made towards the outstanding loan amount prior to the scheduled repayment date	
	Partial Settlement Charges %1 of the partial settlement amount or outstanding balance (up to a maximum of ₪ 10,000; whichever is less)	
	Outstanding Principal Amount	₪ 50,000
	Partial Settlement Fee: (subject to the maximum capped fee of ₪ 10,000)	<ul style="list-style-type: none"> • ₪ 50,000 x 1% = ₪ 500 • VAT x 5% = ₪ 25 • Total Early Settlement Fee payable = ₪ 525

Eligibility Criteria

Home Loan Finance is available to eligible UAE residents and Nationals subject to the Bank's credit assessment and approval.

Minimum eligibility requirements include:

- **Minimum monthly salary:** ₪ 10,000
- **Minimum age at application:** 21 years
- **Maximum age at maturity:** 65 years

Additional eligibility criteria, documentation requirements, and credit conditions may apply as determined by the Bank from time to time. Approval is subject to satisfactory credit assessment, verification of income, property valuation, and compliance with the Bank's internal policies and applicable regulatory requirements.

Debt Burden Ratio (DBR)

Your total monthly financial obligations, including this Home Finance facility and all other existing loans and credit facilities, must not exceed **50% of your verified gross monthly income**, in accordance with applicable regulatory requirements and the Bank's internal credit policy.

The Bank will assess your DBR based on declared and verified income and liabilities at the time of application. Approval remains subject to credit evaluation and regulatory guidelines in force at the time of processing.

You can access the online calculator for more details on the indicative Equal Monthly Instalments (EMI) should you apply for a Home Loan through CBI: <https://www.cb UAE.com/en/personal/products-and-services/loans/home-loans/home-loan>

The information provided by the illustration is and indicator intended to offer you guidance only. This does not include all the details you need to choose a particular product, nor does it constitute an offer to lend to you. You should not make any decisions on the information obtained by using the illustration. CBI including its officers, employees, personnel, or directors shall not be liable for any loss, damage, or liability of whatsoever nature, including any direct or indirect loss arising from the use of the Calculators on the corporate website including the illustration herein along with the access of any information that may be displayed.

WARNING

Warning: If you do not meet the repayments/payments on your loan/financing, your account will go into arrears. This may affect your credit rating, which may limit your ability to access financing in the future.

Warning: You may have to pay penalties if you pay off a loan/financing early.

Warning: Failure to make timely repayments may result in additional fees, increased overall debt, and a negative impact on your credit history. Legal action may be taken to recover outstanding amounts.

Warning: If you owe money on your Home Loan, the Bank may use money from your other accounts to cover it.

Warning: If you do not keep up your repayments, you may lose the ownership of your property.

Warning: The property will remain mortgaged to the bank until full settlement of the finance.

Important Information

Personal Information

- To continue enjoying your banking benefits, please ensure your personal information is accurate and up to date.

To help protect the confidentiality of your personal information, we recommend the following:

- Do not share your personal information over the telephone or online unless you know or can verify the identity of the recipient.
- Always use a complex password and/or Personal Identification Number (PIN) to access your online banking services. If you suspect that your personal details have been compromised, report it immediately.
- Ensure that the operating system of your personal computer/mobile is up to date and that the virus protection is active and updated regularly.
- Close applications that are not in use while accessing banking services and conducting online transactions.
- In the event of any unauthorised transactions, you can call our 24/7 customer service on 600544440 (within the UAE) AND +9714 5039000 (overseas). Alternatively, you can also send us an email on contactus@cbi.ae

Terms and Conditions

- Before the Bank implements any changes to its terms and conditions, the Bank will provide a notice. Such changes shall be effective from the date specified by the Bank in the notification sent to you and such changes will thereupon be binding on you.
- The Bank reserves the right to change the terms and conditions of the loan at a later date which might impact what you can and cannot do as a user of the credit facility.
- To the extent permitted by applicable laws, the Bank may change, replace, supplement or delete any of the Terms and Conditions or schedule of charges mentioned on the webpage (www.cb UAE.com) in its sole discretion and at any time. If there are any changes to these Terms and Conditions or schedule of charges, the Bank will provide the Customer sixty (60) calendar days' notice of such changes through the Bank's website and/or via e-mail and/or through any other means of communication as deemed appropriate by the Bank. Such changes shall apply on the effective date specified by the Bank in the notification sent to you or when published on the Bank's website (as the case may be). As a customer of CBI, you acknowledge and agree that the period of notice of a variation may vary depending on the nature of the variation. However, in all cases, the Bank shall comply with applicable laws when implementing any variation, including as to the period of notice provided.

Terms and Conditions	<ul style="list-style-type: none"> Failure to comply with the applicable product Terms and Conditions, at any time prior to the commencement of or during your banking relationship with Commercial Bank International PJSC, may result in consequences including, but not limited to, the application of fees or penalties. Such non-compliance may also lead to restrictions, suspension, blockage, or closure of one or more accounts or services, in may further result in reporting to relevant credit bureaus, initiation of legal or recovery actions, and/ or termination of the banking relationship. All actions will be taken in line with applicable regulatory requirements and the Bank's internal policies I confirm that I have read and understood the Bank's Terms and Conditions and Privacy Policy. I hereby consent, where required, to the collection, use, processing, storage, and sharing of my personal data by the Bank for the purposes of onboarding, account administration, regulatory compliance, risk management, and the provision of banking products and services, in accordance with applicable UAE laws and the Consumer Protection Standards and Regulations issued by the Central Bank of the UAE, as amended from time to time.
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Disclaimer

The information in this Key Facts Statement is not the full terms of contract; these are contained within the final terms of the credit facilities agreement along with the information on the documentation required to proceed with the Home Loan application.

By signing this document, you agree that you fully understand the features, fees and charges which may be incurred by applying for this product.

To learn more about our services, along with the fees and charges, you may visit our website www.cbiuae.com. You can also contact us on 600544440 (within the UAE) and +971 4 503 9000 (outside of the UAE).

Signature:	Customer name:
	Date & place: