

Frequently Asked Questions (FAQ): Saalam Home Finance

1. Who is eligible for Saalam Home Finance?

Eligible customers include:

- **Salaried Employees:** Government employees, employees of banks, multinational companies, reputed corporations, and educational institutions
- **Business Persons:** Must have an active business account for at least 12 months and be in the same business for a minimum of 3 years
- **Self-Employed Professionals:** Professionals like doctors, engineers, and architects with 12 months of account maintenance and 3 years in their profession
- **Landlords:** With stable and verifiable rental income

2. What purposes are allowed under this financing?

Financing can be used for:

- Purchasing apartments or houses
- Renovating, extending, or completing homes
- Taking over existing home loans for renovation or construction

3. Can this financing be used for business purposes?

No, it is strictly for residential purposes.

4. What is the financing amount range?

- Minimum loan amount: BDT 5,00,000 (Five Lac)
- Maximum loan amount: As per Bangladesh Bank Regulation 23, based on the bank's classified loan ratio in housing finance.

The banks will sanction housing finance as per the following limits set against their respective classified loans:

• % of Classified Loan in Housing Finance to Total Outstanding in Housing Finance	• Maximum per party limit of Housing Finance
• Less than or equal to 5%	• BDT 40 million (4.00 crore)
• Greater than 5% but less than or equal to 10%	• BDT 30 million (3.00 crore)
• Greater than 10%	• BDT 20 million (2.00 crore)

5. Can multiple facilities be availed?

Yes, up to two facilities against different properties, with a combined exposure limit of BDT 20,000,000.

6. What is the repayment tenure?

Tenure ranges from years to 25 years, depending on the borrower's and property's age.

7. Are there charges for early or partial settlements?

No, there are no fees for early or partial settlements, in adherence to Shariah principles.

8. How is the profit rate determined?

It is floating, set by the Asset-Liability Committee (ALCO), and periodically revised.

9. Who must be the primary borrower?

The property owner(s). If the financially eligible person differs from the owner, the owner must still be the primary borrower.

10. Is a secondary borrower required?

Yes, a secondary applicant is mandatory and must be a family member (spouse, parent, sibling, or child).

11. What is the minimum income requirement?

- Primary Borrower: BDT 50,000/- per month;
- Secondary Borrower: BDT 20,000/- per month;

12. How many guarantors are needed?

- Two guarantors for **salaried/self-employed** borrowers (one must be a family member);
- Three guarantors for **businessmen/landlords** (one must be a family member);

13. Who can act as guarantors?

- Family members: Spouse, parents, siblings, or children (preferably first blood);
- Non-family members: Salaried executives, reputed businessmen, and professionals;

14. Where must the property be located?

Within the Branch, Booth, or ABC collection area with accessible communication. Additional collateral may be accepted in district headquarters or municipal areas selectively.

15. Is insurance mandatory?

Yes,

- Takaful/Insurance coverage (Fire & earthquake mandatory)
- Policy must be assigned in favor of Midland Bank PLC

16. Who qualifies for the takeover facility?

Customers with at least 12 regular EMI payments and no overdue payments in the past 12 months.