

Frequently Asked Questions (FAQ): MDB Home Loan

1. What is MDB Home Loan designed for?

The MDB Home Loan is intended to help customers purchase apartments or houses, construct, renovate, or extend homes, and transfer existing home loans from other banks or financial institutions.

2. What is the range of loan amounts available under MDB Home Loan?

MDB Home Loan offers financing between BDT 500,000/- (Five Lac) and Maximum 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)

3. What is the loan repayment tenure for MDB Home Loan?

Loan repayment terms range from 3 to 25 years, providing flexibility to borrowers.

4. Is there a processing fee for taking over a home loan from another bank?

No, there is no processing fee for taking over existing home loans from other banks or financial institutions.

5. What are the benefits of MDB Home Loan?

- Competitive interest rates
- Early full settlement and partial settlement options
- No hidden charges
- Quick loan processing

6. Does MDB Home Loan offer any special interest rate benefits?

Yes. Eligible professionals, including doctors, engineers, architects, chartered accountants, and other approved professional customer categories, are entitled to preferential interest rates, subject to the Bank's eligibility criteria and credit assessment.

7. What are the eligibility criteria for applying for an MDB Home Loan?

- For Salaried Executives (Government): Must be a confirmed employee
- For Salaried Executives (Others): Minimum 2 years of experience, with at least 3 months with the current employer
- For Businesspersons: Minimum 2 years of business experience
- For Self-Employed Professionals: Minimum 2 years of professional experience
- For Landlords/Landladies: No experience required

8. What is the age limit for applying for MDB Home Loan?

- Minimum Age: 21 years
- Maximum Age:
 - Salaried Executives: 65 years or retirement date, whichever comes first at the loan's end.
 - Self-Employed Professionals, Businesspersons, Landlords: 70 years at the loan's end.

9. Can I apply jointly with someone else?

Surely, joint applications are allowed.

10. Is there a pause period available for construction-related home loans?

Yes, a pause period of up to 18 months is allowed for loans meant for construction purposes.

11. Can projected income from the proposed property be considered for construction financing?

Yes, MDB may consider the projected income from the mortgaged property for construction purposes.

12. Are there any applicable taxes, duties, or surcharges?

Yes, taxes, duties, and surcharges are applied as per NBR (National Board of Revenue) circular.