

1). What is Home Loan?

Home loan is a form of secured loan that is availed by a customer to purchase a house. The property can be an under-construction or a ready property from a developer, purchase of a resale property, to construct a housing unit on a plot of land, to make improvements and extensions to an already existing house and to transfer your existing home loan availed from another financial institution to Finaleap Finserv Pvt Ltd. A housing loan is repaid through equated monthly installments (EMI) which consists of a portion of the principal borrowed and the interest accrued on the same.

2). How do I apply for a home loan?

You can apply for a home loan from Finaleap Finserv Pvt Ltd through our website (www.finaleap.com). Or, you could visit the branch of Finaleap Finserv Pvt Ltd that's nearest to you to submit your application for a loan.

3). Why should I opt for home loan from Finaleap Finserv Pvt Ltd when there are many banks offering the same?

Finaleap Finserv Pvt Ltd provides special features such as:

- Easy online application process, quick approvals and instant eligibility
- Door step services with simplified documentation
- Choose between simple EMIs or structured repayments
- Attractive balance transfer option available to transfer your existing loan to us without any hassles
- Nil pre-payment charges for floating rate home loan given to individuals

These features make the Home Loan from Finaleap Finserv Pvt Ltd much more attractive as against the other lenders.

4). What are the factors that determine home loan eligibility?

Some of the factors that determine your eligibility for a home loan are:

- Income and Repayment Capacity
- Age
- Financial Profile
- Credit History
- Credit Score
- Existing Debt/EMIs

5). What is the maximum home loan that I can obtain?

You are required to pay 10-25% of the total property cost as 'own contribution depending upon the loan amount. 75 to 90% of the property cost is what can be availed as a housing loan. In case of construction, home improvement and home extension loans, 75 to 90% of the construction/improvement/extension estimate can be funded.

6). How will Finaleap Finserv Pvt Ltd decide the home loan amount i am eligible for?

Finaleap Finserv Pvt Ltd will determine your Home Loan Eligibility largely by your income and repayment capacity. Other important factors include your age, qualification, number of dependents, your spouse's income (if any), assets & liabilities, savings history and the stability & continuity of occupation.

7). Can I also avail of a loan for home improvements or a home extension? Yes, you can avail of a loan for any of the following purposes:

- Purchase of a home
- Construction of a home
- Home repairs
- Home improvements
- Home extension
- Plot purchase + home construction

8). Is there a lower limit on the loan amount I can apply for? There is no minimum amount of loan.

The minimum amount is subject to changes as per internal policies and guidelines of Finleap Finserv Pvt Ltd.

9). When does my home loan EMIs start?

EMI's begins from the month subsequent to the month in which disbursement of the loan is done. For loans for under-construction properties EMI usually begins after the complete home loan is disbursed but customers can choose to begin their emi's as soon as they avail their first disbursement and their EMI's will increase proportionately with every subsequent disbursement. For resale cases, since the whole loan amount is disbursed in one go, EMI on the whole loan amount start from the subsequent to the month of disbursement

10). What is a pre-EMI on a home loan?

Pre-EMI is the monthly payment of interest on your home loan. This amount is paid during the period till the full disbursement of the loan. Your actual loan tenure — and EMI (comprising of both principal and interest) payments — begins once the Pre-EMI phase is over i.e. post the house loan has been fully disbursed.

11). Who can be a co-applicant to my housing loan?

All co-owners of the property need to be co-applicants to the house loan. Generally, coapplicants are close family members.

12). Will interest rate change during home loan tenure?

Your housing loan interest rate depends on the type of loan you choose. There are two types of loans:

Adjustable Rate or Floating Rate

In an adjustable or floating rate loan, the interest rate on your loan is linked to your lender's benchmark rate. Any movement in the benchmark rate will effectuate a proportionate change in your applicable interest rate. The interest rates are reset at defined intervals. The reset can be according to the financial calendar, or they can be unique to each customer, depending on the first date of disbursement.

Combination Loans

A combination loan is part fixed and part floating. Post the fixed rate tenure, the loan switches to an adjustable rate.

13). Do I need a home loan guarantor?

No. You don't need to have a guarantor for your home loan. You will only be asked for a guarantor in certain situations, namely:

- When the primary applicant has a weak financial standing
- When the applicant wants to borrow an amount that is beyond their eligibility.
- When the applicant earns less than the established minimum income criteria.

14). Is taking home loan insurance mandatory?

No. Home loan insurance is not mandatory. However, it is advisable that you buy insurance for protection against any unforeseeable circumstances.

15). What is part/subsequent disbursement of a home loan?

Finaleap Finserv Pvt Ltd disburses loans for under construction properties in installments based on the progress of construction. Every installment disbursed is known as a 'part' or a 'subsequent' disbursement.

16). Can a home loan be transferred from one person to another?

Yes, but only if the property owner wishes to sell it to a new buyer. Transferring a house loan from a seller to a buyer requires a formal process. The seller must provide the buyer with a foreclosure letter. If the buyer home loan transfers inside the bank, they must reapply for a house loan and pay the fees.

Purpose	Salaried	Self Employed / Professional / Partnership / Company
Proof of Identity and Address	Passport or Voter's ID card or Driving License or Job Card issued by NREGA or Adf Registration certificate or PAN card (PAN Card only as identity proof) or any other d to ABHFL	

Proof of Income	Latest 3 months salary slip showing all deductions & Form 16	IT Returns or financial documents for last 2 years and computation by a CA for last 2 years
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17). Can home loan be taken jointly?

You can get a shared house loan with your immediate family member if you want a bigger loan. Home loan are more likely to get approved than individual loan. The income tax exemptions are a big benefit of applying for a joint loan, and the savings are far greater than for a single-name loan.

18). What is PMAY Scheme and how it can benefit Home Loan buyers?

The Pradhan Mantri Awas Yojana (PMAY) (URBAN)-Housing for All was a mission that was launched by the Government of India with the aim of boosting home ownership. The Primary scheme caters to Economical Weaker Section (EWS)/Lower Income Group(LIG) and Middle Income Groups (MIG) of the society, given the projected growth of urbanization & the consequent housing demands in India.

Benefits:

Credit Linked Subsidy Scheme (CLSS) under PMAY makes the home finance affordable as the subsidy provided on the interest component reduces the outflow of the customer on the home loan. The subsidy amount under the scheme largely depends on the category of income that a customer belongs to and the size of the property unit being financed

You will need to submit the following self-attested documents:

19). When do I have to submit the documents?

You will have to submit the documents along with your application form.

Finaleap Finserv Pvt Ltd requires a mortgage of the property for which the loan is being taken. The title of the property should be clear & marketable & free from any encumbrance as certified from Finaleap Finserv Pvt Ltd approved advocate. This is done to safeguard your interests as well as Finaleap Finserv Pvt Ltd interests. Along with title search report you will also be required to submit a valuation report. Additional security may be required if the aforesaid criteria are not met.

20). What are the tenure options?

The tenure of your home loan ranges upto 30 years. The term, however, does not extend beyond the retirement age or 60 years whichever is earlier.

Bank statement where salary or income is credited	Latest 6 months	Latest 6 months
Proof Other Income	Rental receipts or documents showing receipt of income	
Property Documents	Copy of Title documents and approved sanction plan	

Finaleap Finserv Pvt Ltd may request you for additional documents for processing your loan.

21). Is it mandatory to have a co-applicant when applying for a home loan? If yes, who can be a co-applicant for my home loan?

Yes, it is mandatory to have a co-applicant. If someone is the co-owner of the property in question, it is necessary that he/she also be the co-applicant for the home loan. If you are the sole owner of the property, any member of your immediate family can be the co-applicant.

22). Can I apply jointly with my spouse / close family? Will both our incomes be taken into consideration for calculating the loan amount?

Yes, your incomes can be clubbed for the purpose of calculation of the loan amount. You will have to provide proofs of the same to be considered for calculation of the loan amount

23). What process does Finaleap Finserv Pvt Ltd follow after I apply for a Home Loan?

The process followed for credit approval and sanction after the application form submission is one of the most common home loan queries. Once you apply for a housing loan with Finaleap Finserv Pvt Ltd, then your home loan application form is assessed based on your eligibility. The documents submitted are verified for genuineness and the loan is sanctioned as per the applicant's financial and credit profile.

Loan approval depend on several essential factors, such as the applicant's income, repayment capacity, current market value of the residential property to be purchased and provided for mortgage, etc.

Legal representatives from Finaleap Finserv Pvt Ltd also carry out property verification to confirm if it is free from any encumbrance. The property's evaluation can thus involve site visit and require applicant's presence to authenticate ownership. Once both eligibility assessment and property evaluation are complete, the housing loan amount is sanctioned to the borrower.

What is the home loan sanctioning and disbursement process?

Once the home loan application process is complete, Finaleap Finserv Pvt Ltd proceeds with the application assessment, sanction, and disbursal of the loan amount. Here,

applicants must understand that loan sanction and disbursement are two different processes completing the loan availing procedure for them. The two processes are as follows –

- **Home loan sanctioning**

Once you initiate the home purchase or home construction loan process with an application form fill-up and submission, the application is assessed for eligibility fulfilment along with document verification. Based on the applicant's profile, document suitability, and valuation of house property to be mortgaged, the lender (Finleap Finserv Pvt Ltd) issues a sanction letter to the applicant.

The home loan sanction letter is an offer document indicating the suitable loan amount the lender is ready to extend as per the applicant's eligibility along with other terms of service such as home loan interest rate applicable, tenure for repayment, other home loan charges, etc.

The sanction letter comes with a validity period of 6 months, within which the applicant must confirm the suitability of terms offered, and convey it to Finleap Finserv Pvt Ltd for the loan disbursement process to begin.

- **Home loan disbursement**

Once the loan amount is sanctioned along with suitable terms agreed to by the applicant, Finleap Finserv Pvt Ltd proceeds to complete loan disbursement. The amount disbursed is credited directly to the builder or agency involved in selling the house property.

Once disbursed, borrowers need to pay home loan EMIs as specified under the repayment schedule to pay off the loan liability until the agreed tenure.

24). What are the documents that need to be submitted?

i) Personal documents– Photos, Age Proof, Address Proof, PAN, Aadhar, Driving License and educational certificates.

ii) Financial documents – Income proof of the applicants:

For Salaried applicants: Salary certificates or certified copies of pay slips with deduction for last 6 months, Form 16 from the employer for the past 3 years, bank statement for the last 6 months.

For Self Employed, Non Professionals (SENP) applicants:

Balance sheet and Profit & Loss account for the past 3 years.

Statement of total income and IT assessment orders and IT returns for the last 3 years.

Brief note on the nature of business, year of establishment, present bankers, form of organization and the capacity in which the applicant is engaged.

Net worth of the applicant and co-applicant.

Guarantor forms along with net worth proof/income proof. Number of guarantors as per the norms of the company.

iii) Property (Legal) documents

Original title deeds for tracing the title of the property for a minimum period of 13 to 30 years, depending on the nature of flow of title.

Encumbrance certificate for 13 to 30 years, based on the flow of title.

Agreement of sale/construction, if any.

Approved plan/license, Survey sketch, location sketch, as applicable.

Conversion/Alienation order, ULC clearance, if applicable.

Receipts for having invested the margin money through normal banking channels

NRIs – The payment of margin money shall be through normal banking channels from the Non-Resident (External) account in India and/or the Non-Resident (Ordinary) account in India.

Latest tax paid receipt.

Khata/ mutation/ IHC/ Saath Barah/Patta/RTC/ Chitta/ Adangal/Possession certificate/ khasra – khatoni or such other revenue records

25). Who can join the loan as a co-applicant?

The loan eligibility will be determined by Finaleap Finserv Pvt Ltd on the basis of income duly supported by the relevant documentary proof, age, qualifications, number of dependents, Coapplicant's income, assets, liabilities, stability and continuity of occupation, savings, prior credit history (CIBIL) etc. The value of property selected will also be a factor in the assessment of loan eligibility.

26). How is the loan eligibility assessed?

The loan eligibility will be determined by Finaleap Finserv Pvt Ltd on the basis of income duly supported by the relevant documentary proof, age, qualifications, number of dependents, Coapplicant's income, assets, liabilities, stability and continuity of occupation, savings, prior credit history (CIBIL) etc. The value of property selected will also be a factor in the assessment of loan eligibility.

27). What is the amount of Processing Fees payable?

For detailed information in this regard, please see the Fair Practice Code (FPC) document uploaded on our website, www.canfinhomes.com or contact the nearest branch.

28). What is the maximum tenure of loan permitted?

The loan repayment period will normally be in the range of 5 to 30 years.

29). What is the rate of interest charged on the loan?

The Rate of Interest (ROI) is levied on the basis of the borrower's risk rating which is the total marks computed on the basis of certain parameters. Interest is charged on daily reducing balance basis.

30). What is the security required to be provided for the loan?

Security for the loan will be the mortgage of the property being financed, normally by way of equitable mortgage (by way of deposit of title deeds) or by registering the Memorandum of Deposit of title deeds or registered simple mortgage, as the case may be, depending upon the clarity in flow of title and place of creation of mortgage. Personal guarantees or collateral security as acceptable to the Company could also be taken under certain circumstances.

31). What is the time limit for availing the sanctioned loan?

The loan will have to be availed within 3 months from the date of sanction if the purpose of loan is for purchase of a ready built house/flat/site and within 14 months if the purpose of loan is for construction or 18 months for a composite loan.

32). When will the loan disbursement take place?

After the sanction of loan, after ensuring payment of margin money (difference between project cost and Finaleap Finserv Pvt Ltd Loan) invested by the borrower, completion of the technical evaluation of the property as well as documentation formalities, Finaleap Finserv Pvt Ltd will disburse the loan amount to the vendor on the day of registration in the case of purchase of site or house or to the builders/ developers, in case of property under construction disbursements will be made on the basis of progress of construction. In the case of house

construction, the loan amount will be disbursed in stages to the borrowers, based on the progress of construction and subject to the entire margin money (difference in the cost of construction and the loan amount sanctioned by Finleap Finserv Pvt Ltd.) being invested first by them.

33). How do I repay a home loan?

For your convenience, Finleap Finserv Pvt Ltd offers various modes for repayment of your house loan. You may issue standing instructions to your banker to pay the installments through ECS (Electronic Clearing System), opt for direct deduction of monthly installments by your employer or issue post-dated cheques from your salary account.

34). Is it possible to prepay a portion of the loan to reduce the liability and if so, whether any prepayment charges are payable?

It is permissible to prepay a part of the loan without the levy of any prepayment charges.

35). Whether the loan can be fully pre-closed before completion of the tenure and how will the interest be collected in such cases?

Closure of loans before completion of the tenure is permitted. Upon closure, interest will be charged only till the date of realization of the cheque/ credit of the amount in the loan account.

36). At the time of closure, what are the pre-closure charges applicable?

Prepayment charges are applicable @ 2% on the Principal repaid in the case of fixed rate of interest HL schemes.

Prepayment charges are not applicable on floating rate of interest HL schemes.

37). Do I get tax benefits on my housing loan?

Yes. You may be eligible for tax benefits on repayment of the principal and interest components of your Home Loan as per sections 80C, 24(b) and 80EEA of the Income Tax Act, 1961. Since the benefits may vary each year, please do consult your chartered accountant/ tax expert for the latest information.