

MCB Pyara Ghar Under Government Markup Subsidy Scheme for Housing Finance

Particulars	Eligibility Criteria/Product Features	
Key Customer Eligibility criteria (Regulatory):	<ol style="list-style-type: none"> The borrower includes all men/women holding valid CNIC. The borrower must not own any residential housing unit /flat / apartment. For extension/expansion in existing home case this condition does not apply. One individual can have subsidized house loan facility under this scheme only once. 	
Variants	<ol style="list-style-type: none"> Home Purchase Plot Plus Construction Home Construction Home extension/ expansion. 	
Property Types	SBP has restricted plot size eligible under this program as follows.	
	Category	Ownership
	T1	NAPHDA Projects
	T2	Non - NAPHDA Projects
	Size	<p>(a) House upto 125 sq yds (5 Marla) with maximum covered area of 850 sq ft and</p> <p>(b) Flat/apartment with maximum covered area of 850 sq ft</p>
	T3*	Non - NAPHDA Projects
		<p>(a) House upto 250 sq yds (10 Marla) and</p> <p>(b) Flat/apartment with maximum covered area of 2,000 sq ft.</p>
Length of Occupation	Salaried	Self-Employed Businessman/Professionals
	Min. 2 Years	Min. 3 Years
Minimum Net Monthly Income	PKR 30,000/-	50,000/-
Processing Fees	PKR 2,500 + Applicable FED.	
Markup Type	Hybrid (Effectively Fixed: For First 10 Years and Floating: For 11 – 20 Years)	
Markup Rates	The following table captures the effective markup which will apply to end customer with the SBP subsidy. The below mentioned rates are also subject to a final approval by SBP on qualification of the facility for the subsidy.	
	Category	Markup
	T1	Tenor Up to 5 years: 3% Tenor 6-10 Years: 5%
	T2	Tenor Up to 5 years: 5% Tenor 6-10 Years: 7%
	T3	Tenor Up to 5 years: 7% Tenor 6-10 Years: 9%
	For loan tenors exceeding 10 years, standard floating rates as per the below grid will be	

	applicable on the period after 10 years.	
	Category	Markup
	T1	One Year KIBOR + 250bps
	T2	One Year KIBOR + 400bps
	T3	One Year KIBOR + 400bps
Min. Loan Amount	PKR 0.50 Million	
Maximum Loan Amount & Maximum Market Price	Maximum Loan Size of single housing unit:	
	Category	Maximum Loan Size (PKR)
	T1	2.7 Million
	T2	6 Million
	T3	10 Million
		Maximum Market Price (including plot) (PKR)
		3.5 Million
		No Cap
		No Cap
Loan Tenor	Minimum 5 years Maximum: Upto 20 years depending on the choice of customer	
Collateral Cities	The collateral coverage will be throughout the country	
Property Insurance	Mandatory	
Loan to Value (LTV)	Category	LTV
	T1	90:10
	T2	90:10
	T3	85:15
Prepayment Fee	No penalty will be charged	
Borrower Age	Minimum age:	<ul style="list-style-type: none"> • 25 years for Primary Borrower • 22 years for Joint Borrower
	Maximum age:	<ul style="list-style-type: none"> • 70 years or retirement age (whichever is less at the time of maturity of the loan) for Primary Borrower • 70 years for Joint Borrower* <p>(* Joint Borrower can be in income and property as well)</p>

Note: Charges are subject to change as per bank's policy with prior intimation in SOBC.