

## Home Loan Tax Referencer

Nature of Loan	Home Loan																																										
Who are eligible	Individuals - Salaried - Professionals - Self employed businessmen																																										
Prevailing Interest Rates	a. Floating Rate: 10.5% to 11.5% p.a. b. Fixed Rate: 12% to 13% p.a.																																										
EMI	The monthly instalments for a housing loan of Rs. 100000 works out as follows: <table><thead><tr><th>Interest rate p.a.</th><th>10.50%</th><th>11%</th><th>11.50%</th><th>12%</th><th>12.50%</th><th>13%</th></tr></thead><tbody><tr><td>Term Years</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5</td><td>2150</td><td>2175</td><td>2200</td><td>2225</td><td>2250</td><td>2276</td></tr><tr><td>10</td><td>1350</td><td>1378</td><td>1406</td><td>1435</td><td>1464</td><td>1494</td></tr><tr><td>15</td><td>1106</td><td>1137</td><td>1169</td><td>1201</td><td>1233</td><td>1266</td></tr><tr><td>20</td><td>999</td><td>1033</td><td>1067</td><td>1102</td><td>1137</td><td>1172</td></tr></tbody></table>	Interest rate p.a.	10.50%	11%	11.50%	12%	12.50%	13%	Term Years							5	2150	2175	2200	2225	2250	2276	10	1350	1378	1406	1435	1464	1494	15	1106	1137	1169	1201	1233	1266	20	999	1033	1067	1102	1137	1172
Interest rate p.a.	10.50%	11%	11.50%	12%	12.50%	13%																																					
Term Years																																											
5	2150	2175	2200	2225	2250	2276																																					
10	1350	1378	1406	1435	1464	1494																																					
15	1106	1137	1169	1201	1233	1266																																					
20	999	1033	1067	1102	1137	1172																																					
Fees / Charges	Housing Finance Companies charges fees under two heads viz Administration fee and Processing fee. These may vary from 0.25% to 1% of loan amount or Rs. 2500 to Rs. 10000 plus service tax as applicable The above rates are negotiable																																										
Tenure of Loan	The tenure of the home loan may vary from 1 to 25 years (depending on individual's needs) - in case of Salaried individuals the maximum loan tenure is subject to retirement / super annuation age - in case of Professionals / Businessman the loan tenure is subject to age of 65 years. However, in case of Joint applicants the age limit is 80 years in few cases.																																										
Period of Sanction	The average sanction time is 2-3 weeks from the date of submission of all documents.																																										
Maximum Loan	85% - 90% of value of apartment In exceptional cases 100% of apartment value can be financed if collateral security is provided. Loan amount is subject to the Financial Soundness of the individual																																										
Prepayment Charges	0% - 2% of principal outstanding (provided loan is outstanding for a minimum period of 6 months)																																										
Security	The loan would be secured by the equitable mortgage of the apartment financed by the bank.																																										