













Loan To Value Guidelines

	Maximum Loan Term	Maximum age of applicant	First Home Finance	Costs inclusive option	Minimum & Maximum Land Size	Minimum & Maximum Sectional Title Unit size
	<ul style="list-style-type: none"> • 30 Years; • 20 Years on Vacant Land. 	Bond must be settled by age 75.	Accepted. Refer to First Home Finance Subsidy Table for more information.	Yes. Refer to Costs Inclusive matrix for more information.	<p>Normal Residential & Vacant Land</p> <ul style="list-style-type: none"> • No restriction on land size <p>Small Holding Zoned Residential</p> <ul style="list-style-type: none"> • No restriction on land size; • Property must be for residential purposes only. <p>Small Holding Zoned Agricultural</p> <ul style="list-style-type: none"> • No minimum size; • Maximum 25ha • Property must be for residential purposes only. 	No restriction on unit size
	<ul style="list-style-type: none"> • 30 Years; • 20 Years for Temporary Residents • 10 Years on vacant land 	Bond must be settled by age 75.	Accepted. Refer to First Home Finance Subsidy Table for more information.	Yes. Refer to Costs Inclusive matrix for more information.	<p>Normal Residential</p> <ul style="list-style-type: none"> • No Restriction on land size; <p>Small Holding</p> <ul style="list-style-type: none"> • Maximum land size 8.5ha <p>Vacant Land</p> <ul style="list-style-type: none"> • Maximum land size 2ha 	No restriction on unit size
	<ul style="list-style-type: none"> • 30 Years; • 15 Years on Vacant Land. 	Bond must be settled by age 75.	Accepted. Refer to First Home Finance Subsidy Table for more information.	Yes. Refer to Costs Inclusive matrix for more information.	<p>Normal Residential & Vacant Land</p> <ul style="list-style-type: none"> • Minimum land size 120sqm • Maximum land size 8.5ha <p>Small Holding</p> <ul style="list-style-type: none"> • Maximum land size 8.5ha 	<ul style="list-style-type: none"> • Minimum unit size – 35sqm; • Maximum unit size – no restriction.
	<ul style="list-style-type: none"> • 30 Years; • 10 Years on Vacant Land. 	No restriction on the age of the applicant. A decision will be made based on the individual merit of the applicant when the age is 60+.	Accepted. Refer to First Home Finance Subsidy Table for more information.	Yes. Refer to Costs Inclusive matrix for more information.	<p>Normal Residential & Vacant Land</p> <ul style="list-style-type: none"> • Minimum Land size 120sqm (100sqm in Cape Town); • Maximum Land size 20ha. <p>Small Holding</p> <ul style="list-style-type: none"> • Maximum Land size 20ha. 	<ul style="list-style-type: none"> • Minimum unit size 25sqm; • Maximum unit size – no restriction.

Ordinary Loans





	Full Time Employed	Self Employed	Affordable Housing	
			Full Time Employed	Self Employed
	<p><u>ABSA & Non-ABSA Main Banked and ABSA Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R3m – 100% considered • Purchase Price >R3m - ≤R5m – 100% considered at credits discretion • Purchase Price >R5m – 90%. (Requests for 100% in the >R5m price range will be referred to credit for assessment). 	<p><u>ABSA & Non-ABSA Main Banked and ABSA Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R2m – 90% considered • Purchase Price >R2m - ≤R3m – 85% considered • Purchase Price >R3m – 80% considered. 	<p>Maximum Individual or Joint income ≤R32 000</p>	
			<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • 100% considered based on affordability; 	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • 80% maximum considered based on affordability;
	<p><u>FNB Main Banked</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R5.5m – 100% considered • Purchase Price >R5.5m – 90% considered <p><u>Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Guided by score card and current risk appetite • 100% considered subject to score card rules. <p><u>FNB Private Bank Customers</u></p> <ul style="list-style-type: none"> • RMB criteria will apply 	<p><u>FNB Main Banked</u></p> <ul style="list-style-type: none"> • Guided by score card and current risk appetite; • Lending up to 90%. <p><u>Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Guided by score card and current risk appetite; • Lending up to 80%. <p><u>FNB Private Bank Customers</u></p> <ul style="list-style-type: none"> • RMB criteria will apply 	<p>Maximum Individual Income R24 999 per applicant Maximum joint income R49 999</p>	
			<p><u>FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Guided by score card and current risk appetite up to 100% lending; • Cost inclusive option for qualifying customers. 	
	<p><u>Nedbank & Non-Nedbank Main Banked and Nedbank Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R7.5m - 100% LTV considered. 	<p><u>Nedbank Main Banked and Nedbank Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R7.5m - 100% considered <p><u>Non-Nedbank Main Banked drawing a regular consistent income</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R7.5m - 100% considered <p>Self-Employed applicants who take irregular drawings must have an existing Business Account with Nedbank.</p>	<p>Maximum Single or Joint income ≤R32 000</p>	
			<p><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • Maximum purchase price limited to R800 000; • 90% - 100% LTV considered. 	<p><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • Maximum purchase price limited to R800 000; • 90% - 100% considered.
	<p><u>SBSA & Non-SBSA Main Banked and SBSA Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R3m – 100% considered • Purchase Price >R3m - ≤R5m – 100% considered – will be referred to credit for an intuitive assessment; • Purchase Price >R5m – LTV based on applicant risk. 	<p><u>SBSA & Non-SBSA Main Banked and SBSA Private Bank Customers</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R3m – 100% considered • Purchase Price >R3m - ≤R5m – 100% considered – will be referred to credit for an intuitive assessment; • Purchase Price >R5m – LTV based on applicant risk. 	<p>Individual or Joint income between R3500 and R32 000</p>	
			<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • 100% considered 	<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • 100% considered





Building Loans





	Full Time Employed	Self Employed	Affordable Housing	
			Full Time Employed	Self Employed
	<p><u>Non-Development – Owner and Private Builder</u> <u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Maximum LTV = 90% considered <p><u>Approved Developments – ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> 100% considered at credits discretion on all plot & plan building developments approved by ABSA. 	<p><u>Non-Development – Owner and Private Builder</u> <u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Maximum LTV - 90% considered <p><u>Approved Developments – ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> 100% considered at credits discretion on all plot & plan building developments approved by ABSA. 	Maximum Individual or Joint income ≤R32 000	
			<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Maximum 100% LTV considered. 	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Maximum 100% LTV considered.
	<p><u>Non-Development FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Up to 80% LTV on the land portion; Overall LTV determined by Banks LTV Matrix; Turnkey applications considered at 100%. <p><u>Approved Developments FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Purchase Price ≤R3.5m = 100%. 	<p><u>Non-Development FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Up to 80% LTV on the land portion; Overall LTV determined by Banks LTV Matrix; Turnkey applications considered at 100% <p><u>Approved Developments FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Purchase Price ≤R3.5m = 100%. 	Maximum Individual Income R24 999 per applicant Maximum joint income R49 999	
			<p><u>Non-Development FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Up to 80% LTV on the land portion Overall LTV determined by Banks LTV Matrix. Turnkey applications considered at 100% <p><u>Approved Developments FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Purchase Price ≤R3.5m = 100%. 	<p><u>Non-Development FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Up to 80% LTV on the land portion Overall LTV determined by Banks LTV Matrix. Turnkey applications considered at 100% <p><u>Approved Developments FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> Purchase Price ≤R3.5m = 100%.
	<p><u>Non-Development & Approved Developments</u> <u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	<p><u>Non-Development & Approved Developments</u> <u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	Maximum Single or Joint income ≤R32 000	
			<p><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	<p><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans..
	<p><u>Non-Development & Approved Developments</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans 	<p><u>Non-Development & Approved Developments</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	Individual or Joint income between R3500 and R32 000	
			<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans.

Vacant Land




	LTV	Loan Term	Minimum Land Size	Maximum Land Size
	<ul style="list-style-type: none"> Maximum LTV 60% 	<ul style="list-style-type: none"> Maximum Loan Term 20 years 	<ul style="list-style-type: none"> No restriction on land size 	<ul style="list-style-type: none"> No restriction on land size
	<ul style="list-style-type: none"> Maximum LTV 60% 	<ul style="list-style-type: none"> Maximum Loan Term 10 years 	<ul style="list-style-type: none"> Minimum land size – 150 sqm 	<ul style="list-style-type: none"> Maximum land size – 2ha
	<ul style="list-style-type: none"> Maximum LTV 70% Existing Nedbank Customers Area Risk 1 Client Risk 1 Building Work to be done in 48 months. <p>Applications will Auto-Decline and can be appealed on exception.</p>	<ul style="list-style-type: none"> Maximum Loan Term 15 years 	<ul style="list-style-type: none"> Minimum land size - 120 sqm 	<ul style="list-style-type: none"> Maximum land size - 8.5ha
	<ul style="list-style-type: none"> Maximum LTV 60% 	<ul style="list-style-type: none"> Maximum Loan Term 10 years 	<ul style="list-style-type: none"> Minimum land size – 120 sqm (100sqm in Cape Town) 	<ul style="list-style-type: none"> Maximum land size – 20ha

	SA Citizens Working Abroad	Temporary Residents	Permanent Residents
	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed; • Building Loans – as per Building Loans Full Time Employed 	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed or Self-Employed • Building Loans – as per Building Loans Full Time Employed or Self-Employed 	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed; • Building Loans – as per Building Loans Full Time Employed.
	<p><u>FNB & Non-FNB Main Banked</u></p> <p>All purchase prices</p> <ul style="list-style-type: none"> • Primary Residence – Maximum 90% LTV considered; • Investment Properties – Maximum 70% LTV considered. 	<p><u>FNB Main Banked</u></p> <ul style="list-style-type: none"> • LTV up to 50% considered; • Temporary Resident together with a SA ID holder, LTV up to 75% considered; • Temporary Resident must be primary banked with FNB for a minimum period of 6 months; • Work permit must have a remaining term of 2 years; • Maximum loan term 20 years. <p><u>Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Not considered 	<p><u>FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Permanent Residents with a SA ID Book – Normal lending criteria to apply based on client/loan type; • Applicants with a permanent residence certificate only and no green bar-coded ID or Smart ID card, LTV dependent on Score Card; • Permanent Residents in the Common Monetary Area – up to 80% LTV considered.
	<p><u>Nedbank Main Banked</u></p> <p>All purchase prices</p> <ul style="list-style-type: none"> • Up to 80% considered dependent on applicant risk profile <p><u>Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • Maximum 50% LTV considered. 	<p><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • LTV up to 80% considered; • Application must be joint where the main applicant is a SA Citizen or Permanent Resident with a SA ID and the Temporary Resident is the co-applicant/spouse with the lower income; • Applications where all applicants are Temporary Residents not considered; • An employed Temporary Resident must have a bank account at any SA Bank and a valid Work Permit. 	<p><u>Nedbank and Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed or Self-Employed • Building Loans – as per Building Loans Full Time Employed or Self-Employed
	<p><u>SBSA & Non-SBSA Main Banked</u></p> <p>All purchase prices</p> <ul style="list-style-type: none"> • Max 70% LTV considered. 	<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Max 50% LTV considered; • Temporary Resident together with a SA ID holder, LTV up to 75% considered. 	<p><u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed or Self-Employed • Building Loans – as per Building Loans Full Time Employed or Self-Employed





	Refugee	Foreign National (No Residency Status in SA)
	<p><u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Ordinary Loans – as per Ordinary Loans Full Time Employed or Self-Employed • Building Loans – as per Building Loans Full Time Employed or Self-Employed. 	<ul style="list-style-type: none"> • Max 50% LTV considered
	Not Considered	<ul style="list-style-type: none"> • Max 50% LTV considered
	Not Considered	Not Considered
	<p><u>SBSA Main Banked</u></p> <ul style="list-style-type: none"> • LTV to be determined by credit • Existing SBSA customer for 6 months with evidence of income • Resident in SA for a minimum period of 2 years • Employed in SA for a minimum period of 1 year <p><u>Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Not considered. 	<ul style="list-style-type: none"> • Max 50% LTV considered

	Legal Entities/Multiple Applicants	Buy to Let (Fully completed properties)
	<p style="text-align: center;"><u>ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Purchase Price ≥R3m – Maximum 80% considered; • Purchase Price >R3m – Maximum 75% considered. <p style="text-align: center;"><u>Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Purchase Price ≥R3m – Maximum 70% considered; • Purchase Price >R3m – Maximum 65% considered. 	<p style="text-align: center;"><u>Personal Capacity – Individual and Joint Applications</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R2m – Maximum 90% considered; • Purchase Price >R2m - ≤R3m – Maximum 85% considered; • Purchase Price >R3m – Maximum 80% considered. <p style="text-align: center;"><u>Legal Entities & Multiple Applicants</u></p> <p style="text-align: center;"><u>ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R2m - Maximum 80% considered; • Purchase Price >R2m - ≤R3m – Maximum 80% considered; • Purchase Price >R3m – Maximum 75% considered. <p style="text-align: center;"><u>Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> • Purchase Price ≤R2m - Maximum 70% considered; • Purchase Price >R2m - ≤R3m – Maximum 70% considered; • Purchase Price >R3m – Maximum 65% considered. <p>Future Rental Income can be used if the customer already owns 2 or more properties and is purchasing an additional property.</p>
	<p style="text-align: center;">Only non-trading entities considered by FNB Home Finance</p> <p>(PTY) LTD with shareholding <20%.</p> <ul style="list-style-type: none"> • Full Time Employed LTV's to apply. <p>(PTY) LTD with shareholding ≥20% and Closed Corporation.</p> <ul style="list-style-type: none"> • Self-Employed LTV's to apply. • Trading Entities within Private Bank Lending criteria considered. 	<p style="text-align: center;"><u>All Applicant types</u></p> <p style="text-align: center;"><u>FNB & Non-FNB Main Banked</u></p> <ul style="list-style-type: none"> • Refer to detail under Ordinary Loans, Juristic Entities and Self-Employed applicants; • Trading Entities not considered by FNB Home Finance; • Trading Entities within Private Bank Lending criteria considered.
	<ul style="list-style-type: none"> • Self-employed criteria will apply; • The Legal Entity's primary bank account must be with Nedbank. <p>Self-Employed applicants who take irregular drawings from the business must have an existing Business Account Relationship with Nedbank.</p>	<p style="text-align: center;"><u>All Applicant types – Second Properties</u></p> <p style="text-align: center;"><u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> • 90% if first property is bonded to Nedbank • 80% if first property is bonded to another bank <p>(Applications ino a Legal Entity – the Legal Entities' bank account must be with Nedbank).</p>
	<p style="text-align: center;"><u>SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Normal LTV's to apply based on client risk and application score. <p style="text-align: center;"><u>Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Non SBSA clients not considered for applications ino legal entity; • Either the entity or at least one of the applicants must bank with SBSA. 	<p style="text-align: center;"><u>Individual and Joint</u></p> <p style="text-align: center;"><u>SBSA Main Banked & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Normal LTV's to apply based on client's risk and application score. <p style="text-align: center;"><u>Legal Entities</u></p> <ul style="list-style-type: none"> • Either the entity or at least one of the applicants must bank with SBSA. <p style="text-align: center;"><u>SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Normal LTV's to apply based on client's risk and application score. <p style="text-align: center;"><u>Non SBSA Main Banked</u></p> <ul style="list-style-type: none"> • Non SBSA clients not considered for applications ino a Legal Entity.





Further Loans

Further Loan - Ordinary			Further Loan - Building			
	<p><u>Full Time Employed</u> <u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value ≤R2m Max 100% LTV considered; Property Value >R2m - ≤R3m Max 90% LTV considered; Property value >R3m Max 85% LTV considered. <p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Max 100% LTV considered. 	<p><u>Self-Employed</u> <u>ABSA & Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value ≤R2m Max 90% LTV considered; Property Value >R2m - ≤R3m Max 85% LTV considered; Property value >R3m Max 75% LTV considered. <p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Max 80% LTV considered. 	<p><u>Legal Entities/More than 2 Applicants</u> <u>ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value >R2m - ≤R3m Max 80% LTV considered; Property Value - >R3m Max 75% LTV considered. <p><u>Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value >R2m - ≤R3m Max 70% LTV considered; Property Value >R3m Max 65% LTV considered. 	<p><u>ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value ≤R2m Max 90% LTV considered; Property Value >R2m - ≤R3m Max 85% LTV considered; Property value >R3m Max 80% LTV considered. 	<p><u>Non-ABSA Main Banked</u></p> <ul style="list-style-type: none"> Property Value ≤R2m Max 80% LTV considered; Property Value >R2m - ≤R3m Max 70% LTV considered; Property value >R3m Max 65% LTV considered. 	<p><u>Affordable Housing</u> <u>Full Time Employed</u></p> <ul style="list-style-type: none"> Max LTV 90% considered. <p><u>Self Employed</u></p> <ul style="list-style-type: none"> Max LTV 80% considered.
<p>Direct channels only</p>			<p>Further Building loans can only be submitted to FNB Home Finance in cases where the original loan for the vacant land was done by you.</p>			
			<p>Direct Channels only</p>			
<p><u>Full Time Employed</u> <u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> Minimum Loan Amount R50 000; Max 90% LTV considered. 		<p><u>Self-Employed</u> <u>Nedbank & Non-Nedbank Main Banked</u></p> <ul style="list-style-type: none"> Minimum Loan Amount R50 000; Max 90% LTV considered. <p>Self-Employed applicants who take irregular drawings from the business must have an existing Business Account Relationship with Nedbank in the either the Retail Relationship or Professional Banking sector.</p>				
<p><u>Exclusions</u></p> <ul style="list-style-type: none"> Vacant Land; Where the customer has an existing Business Banking relationship; Where the customer has an existing Nedbank Private Wealth relationship. 						
	<p><u>Full Time Employed</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	<p><u>Self Employed</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Ordinary Loans. 	<p><u>Affordable Housing</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> Max 100% LTV considered 	<p><u>Full Time Employed</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Building Loans 	<p><u>Self-Employed</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> As per Building Loans 	<p><u>Affordable Housing</u> <u>SBSA & Non-SBSA Main Banked</u></p> <ul style="list-style-type: none"> Max 100% LTV considered





Small Holdings

	LTV	Land Size	Finance considered under the following conditions
	<ul style="list-style-type: none"> • Normal LTV'S apply based on Applicant Risk Profile; • Final LTV offering will be based on valuation; • Valuer will give guidance once a physical valuation has been done. 	<ul style="list-style-type: none"> • Properties zoned as residential – No restriction on land size; • Properties zoned as agricultural or commercial – maximum land size 25ha. 	<ul style="list-style-type: none"> • The property must be for residential purposes only, which will be confirmed by the Banks valuer.
	<ul style="list-style-type: none"> • Lending will be guided by Score Card and current risk appetite up to maximum LTV of 80%. 	<ul style="list-style-type: none"> • Small Holdings <8.56ha will be regarded as residential property 	<ul style="list-style-type: none"> • No commercial agricultural activities on the property that generate the primary source of income; • The property must be in a built up area; • The property must have full Municipal services; • The property must be used for residential purposes only; • No vacant land small holdings.
	<ul style="list-style-type: none"> • Maximum LTV up to 80% may be considered. 	<ul style="list-style-type: none"> • Maximum size 8.5ha 	<ul style="list-style-type: none"> • The property must have a main tarred road and be situated in an urban or peri-urban area; • No income producing properties will be considered; • Income from the small holding, if any, will not be considered for the serviceability of the home loan and used as income; • Water - Municipal or borehole water that has a constant supply – minimum of 1600 litres per hour, which needs to be certified by an engineer; • Electricity – Municipal or Eskom.
	<ul style="list-style-type: none"> • LTV 70% - 80%; • LTV could be motivated up to 90% based on scoring and client profile for existing SBSA customers. 	<ul style="list-style-type: none"> • Maximum size – 20ha • On properties larger than 8.5ha, a higher interest rate could be levied due to the associated risk the property poses to the Bank. 	<ul style="list-style-type: none"> • The property must be used for residential purposes; • The property must be, or must be able to be, connected to a local authority water supply, borehole or have riparian rights (on a riverbank); • The primary source of payment may not be from income generated from the property.

Other Banks

	LTV	Criteria
	<ul style="list-style-type: none"> Investec does not have specific LTV's per application type. Applications are assessed on a case-by-case basis and LTV awarded accordingly. 	<ul style="list-style-type: none"> The criteria differs for different client and occupation types. Refer to Investec Private Banking Criteria document.
	<ul style="list-style-type: none"> RMB does not have specific LTV's per application type. Applications are assessed on a case-by-case basis and LTV awarded accordingly. Exception – 50% LTV considered for non-resident applicants. 	<ul style="list-style-type: none"> Income of R1.5m per annum per applicant or Purchase price ≥R5.5m <p>Young Professionals</p> <ul style="list-style-type: none"> Under the age of 35 Earnings above R750k per annum Applicant must be registered with one of the following associations or bodies: <ul style="list-style-type: none"> Chartered Accountant - SA Institute of Chartered Accountants Engineers - Engineering Council of SA Architects - SA Council for the Architectural Profession Actuaries - Actuarial Society of SA Lawyers - Law Society of SA
	<ul style="list-style-type: none"> Maximum 100% bonds considered; Building loans considered on a Turnkey basis; 	<ul style="list-style-type: none"> Employed applicants between the ages of 21 & 45; Bond amounts from R100k up to R950k; Maximum of 2 applicants; Maximum income R30 000 per applicant (only basic salary used); SA Citizens only; Full Time employed for a minimum period of 24 months (current and previous employment history considered); Self-Employed applicants not considered; First Home Finance ACCEPTED.
	<ul style="list-style-type: none"> LTV granted up to 105% (salary deduction dependent); Building loans considered – 2 payments – 50% paid out on the registration of the land and the remainder paid out on final completion of the property and all documents received by the Attorney, including the original signed Happy letter. 	<ul style="list-style-type: none"> Employed applicants between the ages of 18 & 45; Bond amounts from R100k up to R950k; Maximum of 2 applicants; Maximum income of R30 000 per applicant. Commission earned will be considered for a 12-month period. Permanent allowances consistent throughout the period of employment will be considered (excluding subsistence allowance); Permanent Residents with a valid SA ID considered; Full Time employed for a period of 3 months in current employment, with an overall employment history of at least 12 months; Self-Employed applicants not considered; First Home Finance ACCEPTED.

Other Banks

	LTV	Criteria
	<p><u>New Loans</u></p> <ul style="list-style-type: none"> • Purchase price ≤R500k max 100% LTV considered; • Purchase price >R500k – R800k max 90% LTV considered; • Purchase price >R800k – R1m max 80% LTV considered. <p><u>Building Loans</u></p> <ul style="list-style-type: none"> • Maximum 100% LTV considered. <p><u>Further Loans</u></p> <ul style="list-style-type: none"> • Maximum 80% LTV considered. <p><u>Permission to Occupy - Rural or Leashold</u></p> <ul style="list-style-type: none"> • Maximum loan R250k. <p><u>Vacant Land</u></p> <ul style="list-style-type: none"> • Not considered. 	<ul style="list-style-type: none"> • Restricted to properties in KZN only; • Maximum age 60 years – to be repaid by age 65 years; • Maximum of 2 applicants; • No Suretyships; • Nett disposable income must be more than 10% of the gross income after all deductions including the bond instalment; • Expenses verified using the bank statements; • Further loans considered for cash, renovations or consolidations; • Bond on existing unbonded property considered; • Bond Attorney appointed by Ithala – this cannot be amended; • Applicants with a judgement or default will not be considered if it is for any financial institution; • Applicants with a Judgements or default more than 2 years old will be considered. If it is less than 2 years old, the application will not be considered with proof of payment unless it is under R10 000.
	<p><u>Ordinary Loans</u></p> <p><u>SA Citizens and Permanent Residents</u></p> <ul style="list-style-type: none"> • 100% LTV considered to a maximum of R3m <p><u>Legal Entities</u></p> <ul style="list-style-type: none"> • Maximum 90% LTV considered. <p><u>Non-SA Citizens with a valid Work Visa</u></p> <ul style="list-style-type: none"> • Maximum 90% LTV considered. <p>Loans with an LTV <86% can be considered up to R3.3m</p> <p>Vacant land and building loans not considered.</p> <p>For more information, click on the link below</p> <p>https://www.sentinelhomes.co.za/frequently-asked-questions-bond-originators/.</p>	<p><u>Restricted to properties in the following areas:-</u></p> <ul style="list-style-type: none"> • Western Cape; • Gauteng; • eThekweni (Durban metropolitan area); • Nelson Mandela Bay (Gqeberha and Kariega metropolitan areas); • Mangung (Bloemfontein metropolitan area); • Buffalo City (East London metropolitan area). <p><u>Criteria</u></p> <ul style="list-style-type: none"> • Minimum purchase price or property value R400k; • Maximum loan amount R3m (Sentinel may consider an additional 10% of the maximum amount i.e R3.3m as an exception on condition that the LTV is below 86%); • Residential properties only; • Primary residences preferred. Investment properties may be considered as an exception.
	<p><u>Property Term loan</u></p> <ul style="list-style-type: none"> • Maximum 50% LTV considered on existing unbonded investment property ino a juristic entity. <p>Vacant land and primary residences not considered.</p>	<p><u>Property Term Loan</u></p> <ul style="list-style-type: none"> • First Bonds only; • Minimum loan amount R2m – Paragon financed; or • Minimum loan amount R5m – Bank financed; • Loan Term maximum 12 months with a clear exit; • Investment property – no vacant land or primary residences.
	<p><u>Minimum Loan amount</u></p> <ul style="list-style-type: none"> • Non-Metropolitan areas – R3m • Metropolitan areas – R5m <p>No maximum loan amount.</p> <p>Further loans on existing SBSA commercial finance facilities not permitted.</p>	<ul style="list-style-type: none"> • Application must be ino a Legal Entity; • Owner occupied or Investor/Tenanted properties considered;