



Vacant Land

• All Loans Amounts = Max 60%

• All loan amounts LTV between 60% and Max 80%

• All Loans Amounts = Max 70%
Nedbank Primary Banked Clients Only

FNB Salaried Current Account Holders Only

Purchase Price >R1,5m = 50%
Purchase Price up to R1,5m = 60%

(Maximum 10 years)

Credit to ensure that client has proof of deposit

Residential Property

ABSA & New to Bank Customers - Full Time Employed

- Purchase Price ≤R5m = Max 100%
- Purchase Price ≥R5m (Maximum LTV dependant on Risk rating) = Max 90%

ABSA & New to Bank Customers - Non Full Time Employed

- Purchase Price ≤R2m = Max 90%
- Purchase Price >R2m to ≤R3m = Max 85%
- Purchase Price >R3m = Max 80%

ABSA Customers – Legal Entity

- *Purchase Price ≤ R2m = Max 80%
- Purchase Price >R2m to ≤ R3m = Max 80%
- Purchase Price >R3m = Max 75%

New To Bank Customers – Legal Entity

- *Purchase Price <R2m = Max 70%
- *Purchase Price >R2m to ≤ R3m = Max 70%
- * Purchase Price >R3m = Max 65%

Buy To Let: - ABSA Customers

- *Purchase Price ≤ R2m = Max 90%
- *Purchase Price >R2m to ≤ R3m = Max 85%
- *Purchase Price > R3m = Max 80%

STD & Non STD Customers

- Loan Amount ≤R5m = Max 100%
- Loan Amount >R5m = Max 80%

Non-Nedbank Customers

- Purchase Price =R5m = Max 100%

Nedbank Salaried Customers & Medical Professionals (and related joint bonds)

- Purchase Price <R5m = Max 100%
- Purchase Price >R5m < 100%

Self- Employed Customers:

- Property Value <R3m = Max 100%
- Property Value R3m – R5m = Max 90% -100% (Risk Rating Dependent)
- Property Value R5m –R6m = Max 80% - 90% (Risk Rating Dependent)
- Property Value R6m –R10m = Max 70% (>70% in exceptional circumstances)
- Property Value >R10m = Max 60% (>60% in exceptional circumstances)

Non Nedbank Self-Employed

LTV's at Credit's discretion

Nedbank Customers - Second Properties:

Both with Nedbank

- Purchase Price <R3m = Max 90%

Nedbank Customers - Second Properties:

First HL with other Bank

- Purchase Price <R3m = Max 80%

Nedbank Properties In Possession = Max 100%
(Including Non-Nedbank Customers)

FNB & Non-FNB Customers- Employed

- Purchase price <R2.5m = Max 100%
- Purchase price ≥R2.5m to ≤R3m = Max 95%
- Purchase price > R3m = Max 90%

FNB Self-Employed Current Account Holders:

Lending is limited to = Max 80%
or Less with current risk profile and risk appetite

Non FNB Self Employed customers:





Will be guided by the scorecard and current risk appetite

Building Loans:

FNB & Non-FNB Customers

- Property value between >R3.5mil and<R7.5mil =90%
- Property value between >R2.5mil and<R3.5mil =95%

The client must fund the 20% deposit on the vacant land (as per current policy) PLUS 10% of the building contract amount

	 <p>Absa and New To Bank Customers</p> <ul style="list-style-type: none"> Purchase Price ≤R2m = Max 90% Purchase Price < R2m to ≤R3m = Max 85% Purchase Price >R3m = Max 80% <p>Legal Entities – ABSA Customers</p> <ul style="list-style-type: none"> Purchase Price ≤R2m = Max 80% Purchase Price <R2m to ≤R3m = Max 70% Purchase Price >R3m = Max 65% <p>Legal Entities – New To Bank Customers</p> <ul style="list-style-type: none"> Purchase Price ≤R2m = Max 70% Purchase Price <R2m to ≤R3m = Max 60% Purchase Price >R3m = Max 60% 	 <p>Standard Bank</p>	 <p>NEDBANK</p> <p>Building Loans: Full time Employed & Self Employed: Nedbank and Non-Nedbank customers will be considered = Max 100%</p> <p>Land Balance Based at Credit's discretion</p>	 <p>FNB First National Bank</p>
<p>Building Loans / Legal Entity</p>	<p>Full Time Employed</p> <ul style="list-style-type: none"> *Property Value ≤R2m = Max 100% *Property Value >R2m to ≤R3m = Max 95% *Property Value >R3m = Max 90% <p>Non Full Time Employed</p> <ul style="list-style-type: none"> *Property Value <R2m = Max 90% *Property Value >R2m to ≤R3m = Max 85% *Property Value >R3m = Max 80% <p>Legal Entities – ABSA Customers</p> <ul style="list-style-type: none"> *Purchase Price ≤R2m = Max 80% *Purchase Price >R2m to ≤R3m = Max 80% *Purchase Price >R3m = Max 75% <p>Legal Entities – New to Bank Customers</p> <ul style="list-style-type: none"> *Purchase Price ≤R2m = Max 70% *Purchase Price >R2m to ≤R3m = Max 70% *Purchase Price >R3m = Max 65% 	<p>Same guidelines for new loans apply</p>	<p>N/A</p>	<p>N/A</p>
<p>Further Loans</p>	<p>Legal Entities – New to Bank Customers</p> <ul style="list-style-type: none"> *Purchase Price ≤R2m = Max 70% *Purchase Price >R2m to ≤R3m = Max 70% *Purchase Price >R3m = Max 65% 	<p>• Z573 (Gov/Municipal Guarantee) • Covering bond over an un-bonded residential property (owner MUST be applicant)</p>	<p>• Nedbank Fixed Deposit • Covering bond over an un-bonded residential Property.</p>	<p>No forms of collateral security have been approved.</p>
<p>Approved Collateral Security</p>	<ul style="list-style-type: none"> • Z573 (Gov/Municipal Guarantee) • Fixed Deposit with ABSA (100% value) • Fixed Deposit with Another Institution (90% value) • Life Policies with surrender value (100% value) • Continuing Covering Mortgage Bond over existing unbonded residential properties – 80% of ABSA bank valuation • Collateral provided in terms of an approved Group Scheme (Pension Backed/Company Guarantee) – 100% value <p>If collateral is provided by a 3rd party (i.e. other than the applicant), it will need to be supported by a limited suretyship from the 3rd party in favour of the applicant to the value of the security provided</p>	<p>• Z573 (Gov/Municipal Guarantee) • Covering bond over an un-bonded residential property (owner MUST be applicant)</p>	<p>• Nedbank Fixed Deposit • Covering bond over an un-bonded residential Property.</p>	<p>No forms of collateral security have been approved.</p>

				
Cost Inclusive Loans	<p>Maximum loan of 105% and Maximum Purchase Price of R1.5m</p> <p>Qualifying Criteria:</p> <ul style="list-style-type: none"> • First Time Homebuyer • 4 Year Degree or Higher • 35 Years or Younger 	<p>Available to First Time Homebuyers up to a maximum amount of R1.8m and maximum 105% LTV</p>	<p>No Cost Inclusive product available</p>	<p>Maximum loan to value up to 110%</p> <ul style="list-style-type: none"> • Income Bracket is between R12,000 and R299,999 per annum. • Young professionals below the age of 35 • Must provide copy of degree qualification <p>The following professions will be considered as young professionals</p> <ul style="list-style-type: none"> • Actuary • Advocate • Architect • Attorney • Chartered Accountant • Engineer • Medical Doctor
Distressed Sales	<ul style="list-style-type: none"> • Max 100% - For purchases of ABSA Distressed Sales through all channels 	<p>Send application number to easysealattorneys@standardbank.co.za as well as the estate agent. Commission will be earned as usual on your bond (refer to communication sent (07.11.2017))</p>	<p>Purchasers of Nedbank Distressed Sales must apply directly to Nedbank for finance.</p> <p>Max 70% but will consider higher LTV for Nedbank Customers (profile dependent)</p>	<p>Purchases Of FNB Distressed Sales must apply directly to FNB for finance</p> <ul style="list-style-type: none"> • Max 50%
SA Citizen Working Abroad	<p>Normal LTV's apply based on above. Credits Discretion</p>	<ul style="list-style-type: none"> • Max 70% 	<p>Normal LTV's apply based on above. Credits Discretion provided:</p> <ul style="list-style-type: none"> • The application is a joint application where a SA Citizen is the main income earner • Require proof of the Foreign National being list at any bank 	<ul style="list-style-type: none"> • Max 50% <p>Conditions:</p> <ul style="list-style-type: none"> • Required to have an active primary cheque account with FNB for at least 6 months • Qualify for finance for one property only from FNB • Product only available for the purchase of a NEW property • No Building loans, multiple loans, Prepaid, Re-Advance and Future Use loans • Switches from another financial institution not accepted • Remaining work permit period >3 Years
Non-Resident Client with Work Permit	<p>Normal LTV's apply based on above. Credits Discretion</p>	<ul style="list-style-type: none"> • Max 50% 	<p>N/A</p>	<ul style="list-style-type: none"> • Max 50% - Only available for the purchase of an existing property (No building loans) and FNB Salaried Current Account holders
Non-Resident Client not residing or working in South Africa	<ul style="list-style-type: none"> • Max 50% 	<ul style="list-style-type: none"> • Max 50% 	<p>N/A</p>	<ul style="list-style-type: none"> • Max 50%
Non-Resident Client with a Permanent Residence Permit	<p>Normal LTV's apply based on above. Credits Discretion</p>	<p>(Standard bank may consider a higher loan amount if the client banks with them and/or they have a green bar coded ID book)</p> <ul style="list-style-type: none"> • Max 50% 	<p>Normal LTV's apply based on above for Nedbank Primary Banked Customers Only</p>	<ul style="list-style-type: none"> • Max 50%
SA Citizen purchasing jointly with Non-Resident	<p>The non-resident will only qualify for 50% of his/her share in the property and the SA Resident will receive the portion qualified for in accordance with normal LTV rules</p>	<ul style="list-style-type: none"> • Max 75% 	<p><u>Nedbank Customers Only</u></p> <ul style="list-style-type: none"> • Max 100% - If primary applicant is a SA Resident 	<ul style="list-style-type: none"> • Max 50% - FNB Salaried Current Account holders only