



FREQUENTLY ASKED QUESTIONS (FAQs)

What is NHF Mortgage Loan?

- A special scheme administered by FMBN. It provides the financial support for a contributor to build, buy, renovate, or improve his home.
- Loan amount is usually after equity contribution of up to 20%

OMOLUABI (in house mortgage loan)

- Omoluabi Mortgage Bank (in house mortgage loan; It is a product designed to assist non contributors of NHF to own houses without stress.). It has the same characteristics as NHF mortgage loan except that interest rate depends on:
 - i. Prevailing cost of fund
 - ii. Inter-bank interest rate

What is the interest rate?

- **NHF:** Interest rate shall be as prescribed by the National Housing Fund Act which is not more than 6% p.a.
- **OMOLUABI (in house mortgage loan):** this is between 14-18% p.a.

How do you calculate interest on loan?

Interest is calculated as a percentage of the principal amount outstanding on a daily basis i.e. on a reducing balance basis.

What are the modes of repayment?

We offer convenient repayment options to our customers, following repayment options are being offered currently:

- Direct transfer/ Irrevocable Standing Order or
- Domiciliation of Salary Account

Individual borrower shall make repayment through the mortgage loan originator through which they obtained the loan.

Can my monthly NHF statutory deduction serves as my monthly repayment?

NO, your monthly NHF deduction is statutory and cannot be used as your monthly loan repayment. It is a form of reservation that can be accessed after retirement from service.

Are my property documents safe with OMB?

YES, your property documents are completely safe with OMB.

What is the loan tenure?

Repayment of the loan spreads typically between 10 to 20 years or equivalent of number of years left in active service.

Do I have to make any equity contribution? NO, Equity contribution refers to the part of the purchase value of the

How will Omoluabi Mortgage Bank decide my loan eligibility?

OMB assesses the customer's repayment capacity based on income, age, and continuity of occupation.

Can I give standing instructions to repay Loan directly from my Salary Account in other Bank?

Yes, you can opt for Automated Repayment via direct transfer from your Salary Account in other Bank.

Do I need to open an account with Omoluabi to access and service the loan?

Yes

Purpose

- The loan shall be for the purpose of building, purchasing, or renovating a residential accommodation
- No loan shall be for refinancing

Who can apply NHF loan?

- Applicant must be a contributor to the National Housing Fund for a minimum period of six months.
- Applicant must have satisfactory evidence of regular flow of income to guarantee loan repayment.

How to apply?

- Applicant is to apply through a duly licensed and accredited mortgage loan originator (MLO) of his/her choice and not directly to Federal Mortgage Bank of Nigeria (FMBN).
- Application forms for NHF loans are obtainable from the MLO

What is the security for the loan?

- The property for which the loan is sought shall serve as security for the loan.
- The property shall possess sufficient value to recover the loan.
- A mortgage property shall be insured against hazards

xiii. Means of identification: international passport, National I.D, Driver's License

xiv. Executed OMB Guarantor's form

xv. Copies of statement of Accounts of the customer with OMB

& other banks

xvi. Copies of 12 months postdated cheques

xvii. Execution of Deed of legal Mortgage

property the buyer must provide. The cost of land already bought will serve as equity contribution for the interested subscribers for the housing scheme.

What is the timeline for the development of the housing unit?

The housing units will be completed for within a period of six (6) months.

When do I start my loan repayment?

The loan repayment starts on hand-over of completed units after a period of six months.

What are the various types of homes offered?

- 1, 2 & 3 bedroom detached Bungalow

All are detached and semidetached Bungalow

What are the perfection charges, and must I pay them when I am granted the loan?

- Registration of Legal Mortgage on the property

How do I process my title?

Additional funds will be provided for the processing of the title by the bank to each subscriber and added to the mortgage facility.

S/N	Loan Amount NGN	Monthly Repayment For 20 Years	Monthly Repayment For 15 Years	Monthly Repayment For 10 Years
1	2,000,000.00	14,329	16,877	22,204
2	2,500,000.00	17,911	21,096	27,755
3	2,750,000.00	19,702	23,206	30,531
4	3,000,000.00	21,493	25,316	33,306
5	3,500,000.00	25,075	29,535	38,857
6	4,000,000.00	28,657	33,754	44,408
7	4,500,000.00	32,239	37,974	49,959

REQUIREMENTS

- Handwritten Application
- Registrable Title Deed and related document
- Approved Building Plans
- Current income tax certificate
- Birth Certificate/Sworn Declaration of Age
- Three recent Passport Photographs
- Spouse's written consent, if Title is joint
- Valuation Reports
- Pay slip for last three months
- Duly Completed OMB Loan Application Form by applicant
- Bill of Quantity
- Other document (list)