



KMRC MORTGAGE LOANS ELIGIBILITY CRITERIA

Eligible Property	The property must be a residential unit for owner occupation or occupation by immediate relatives of the owner
Eligible Loans	Purchase of a residential house
Eligible Borrowers	Kenyan Citizens: Salaried and self-employed
Term	Up to 25 years
Interest rate	Fixed
Currency	KES
Mortgage Loan Limit	<ul style="list-style-type: none"> • Affordable Housing- up to Kes. 4 million • Market Housing -Above Kes. 4 million
Loan to Value Ratio (LTV)	Up to 90%
Payment to Income ratio	up to 2/3 of Net Income (Where applicable)
Delinquency	All loans submitted for refinance must be current and have no delinquencies.
Property valuation	Property financed to be valued
Tenure of Property	Minimum unexpired lease term of 40 years
Title	Good legal title free from encumbrance.
Insurance	100% of appraised value or reinstatement cost.
Life Insurance	Required for outstanding balance of mortgage.
Over-collaterization	The nominal value of pledged mortgage loans will exceed the aggregate outstanding balance of the loans to the financial institution by 120 %

Replacement of collateral	PML to periodically replace mortgage loans in default with performing loans to maintain over-collaterization level.
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