

# YOUR GUIDE TO YOUR DREAM HOME

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## Your Guide to Your Dream Home

### A. 8 simple steps to your dream home



**Step 1**  
Check your eligibility for a Mortgage Loan/ Home Finance with an instant pre-approval



**Step 2**  
Select the property you wish to finance



**Step 3**  
Meet your dedicated ADCB Relationship Manager and initiate property valuation



**Step 4**  
Choose a financing option that suits your needs



**Step 5**  
Submit your supporting documents along with your Mortgage Loan/ Home Finance application



**Step 6**  
Once your Mortgage Loan/ Home Finance is approved, sign the offer letter using digital signatures



**Step 7**  
Register your Title Deed



**Step 8**  
Prepare to move into your dream home

### B. What to expect after you have secured an instant pre-approval?

1. A dedicated ADCB Relationship Manager will contact you to take you through the next steps, inform you of the fees and charges and regulatory requirements to complete your Mortgage Loan/Home Finance application
2. Finalise a property that you wish to be financed
3. Your ADCB Relationship Manager will initiate a property valuation
4. Submit your Mortgage Loan/Home Finance application form along with supporting documents
5. Receive a Final Offer Letter from ADCB to be signed by you using ADCB DigiSign
6. Complete Title Deed registration formalities with the concerned Land Department/Municipality and your Property Developer (where applicable)
7. Voila! It's time to move into your dream home

### C. 5 important things you should know about taking a Mortgage Loan/Home Finance

#### 1. Why take an ADCB Mortgage Loan/Home Finance?

- a. Choose from competitive and transparent Conventional and Islamic options:
  - Standard Mortgage Loan/Home Finance
  - Mortgage Home Saver
  - Loan/Finance against property
  - Construction Loan/Finance
  - UAE National Housing Programs
- b. Enjoy fixed rates for up to 5 years
- c. Enjoy Mortgage Loan/Home Finance of up to 85% of the property value for UAE Nationals and 80% for Expatriates
- d. Contact our dedicated Mortgage Service Desk team to address all your after-sales service needs
- e. Convenience of signing documents anytime from anywhere using ADCB DigiSign
- f. Dedicated Mortgage Centres in Dubai and Abu Dhabi offer a one-stop solution for all your mortgage needs

## 2. Popular abbreviations

- LTV: Loan to Value
- FTV: Finance to Value
- DBR: Debt Burden Ratio
- EMI: Equated Monthly Instalment
- EMLR: Equated Monthly Lease Rental
- ESF: Early Settlement Fee
- PF: Processing Fee
- PI: Property Insurance
- LI: Life Insurance

## 3. What is the maximum tenor for Mortgage Loan/Home Finance?

Customer Type	Minimum Age	Maximum Age at Loan Maturity	Maximum Tenor
Salaried (UAE Nationals and Expats)	21 years	65 years Age at maturity up to 70 years acceptable subject to mandatory salary transfer	25 years
Self-employed (UAE Nationals and Expats)	21 years	70 years	25 years
Non - Residents	21 years	60 years	15 years

## 4. What are the current ADCB interest/profit rates on Mortgage Loan/Home Finance?

Currently, ADCB offers customers two types of interest/profit rate options on Mortgage Loan/Home Finance or Hybrid rate option and Variable rate option.

- Hybrid Rate Option:** This type of rate option allows customers to fix their applicable interest/profit rate for a short period, after which the interest/profit rate shifts to ADCB's applicable variable rate, which is based on relevant EIBOR + Margin.
- Variable Rate Option:** Commonly known as floating rate loan/finance, where the loan/finance is variable from inception. The variable rate offered is relevant EIBOR + Margin.

For more information, please [click here](#) for Conventional Mortgage Loan and [click here](#) for Islamic Home Finance.

## 5. How much can you borrow?

LTV/FTV is the share of property value which bank may finance, the remainder value should be paid by the borrower and is called down payment.

- Completed 1<sup>st</sup> Property:

Value of Property	Loan To Value/Finance to Value for UAE Nationals	Loan To Value/Finance to Value for Expatriates
Up to AED 5 Million	85%	80%
Greater than AED 5 Million	75%	70%

- Completed 2<sup>nd</sup> Property:

Value of Property	Loan To Value/Finance to Value for UAE Nationals	Loan To Value/Finance to Value for Expatriates
Any value	65%	60%

- Under Construction Property:

Value of Property	Loan To Value/Finance to Value for UAE Nationals	Loan To Value/Finance to Value for Expatriates
Any value	50%	50%

- Maximum and Minimum Loan/Finance Amount:

The maximum Loan/Finance amount is AED 24,000,000 and the minimum Loan/Finance amount is AED 250,000. However, please note that the maximum Loan/Finance amount could vary according to customer profile, construction stage of the property, property value and number of Mortgage Loan/Home Finance facilities availed.

## 6. How much will you repay every month?

Your Equated Monthly Instalment (EMI)/Equated Monthly Lease Rental (EMLR) is based on interest/profit rate, Loan/Finance amount availed and tenor. To know more about the applicable EMI/EMLR, please [click here](#) the Mortgage Loan/Home Finance calculator embedded on the ADCB website or call your ADCB Relationship Manager.

## D. Frequently Asked Questions (FAQs)

### 1. Do I need to be an ADCB/ADCB Islamic Banking account holder or customer to apply for a pre-approval?

You do not need to be an account holder or be an existing customer of the Bank to apply for a pre-approval. However, should you wish to avail Mortgage Loan/Home Finance, it will be mandatory to open a current account with ADCB, which will act as your repayment account for your Mortgage Loan/Home Finance.

### 2. I faced an error while submitting my pre-approval application online. Should I re-submit my application?

Yes, you are encouraged to resubmit your application online. An ADCB Relationship Manager will be touch to guide you through the process. Alternatively, you may visit any of our ADCB branches or contact our 24-hour Contact Centre at **600 50 2030**, so we can submit a pre-approval application on your behalf.

### 3. While submitting my pre-approval application, I received a message informing me that an ADCB Relationship Manager would contact me. So far, no one has contacted me. Where should I follow up?

Your request will be automatically assigned to a dedicated ADCB Relationship Manager, who will contact you within 24 hours of submission. Alternatively, you may visit any of our ADCB branches or contact our 24-hour Contact Centre at **600 50 2030** to inquire about the status of your application or to be connected with your dedicated Relationship Manager.

### 4. I had applied for a higher Loan/Finance amount; however, I have received pre-approval for a lower amount. How can I get my eligible Loan/Finance amount increased?

You may contact your assigned ADCB Relationship Manager who can review your application and, if there is merit, they will submit another pre-approval application for you.

**5. What is the difference between the physical pre-approval loan/finance letter issued to me by ADCB and one obtained from this website?**

There is no difference between the physical pre-approval letter and instant digital pre-approval obtained from this website. Your online pre-approval eligibility is assessed in real-time using all the checks and balances, just like a physical application is handled.

**6. Can I get a physical pre-approval letter from this website?**

No. However, when you qualify for a pre-approval, the Bank will send you the details on your registered email address. This letter can be printed and used as you find appropriate.

**7. I am planning to avail a Mortgage Loan/Home Finance on multiple properties. Do I need to apply separately for a pre-approval against each property?**

Your pre-approved Loan/Finance amount will always reflect your maximum eligibility. You do not need to request for multiple pre-approval letters. However, please note that there are certain restrictions on the number of properties you can get financed based on your current residency and property construction status. Please refer to the below table for guidance:

Type of Customer	Project Status	Number of Properties that can be financed
UAE Resident	Completed	No limit
UAE Resident	Under Construction	1 Property
Non Resident	Completed	2 Properties
Non Resident	Under Construction	Not applicable

**Note:** If the customer has no other Mortgage Loan/Home Finance in the UAE, irrespective of the properties owned, the property to be financed will be defined as First Property. On the other hand, if the customer has a Mortgage Loan/Home Finance on any property, then the property to be financed will be defined as Second Property.

**8. I am an existing ADCB/ADCB Islamic Banking Mortgage Loan/Home Finance customer. Can I apply for pre-approval for a Mortgage Loan/Home Finance for a second property online?**

Yes, you can apply for pre-approval online for a Mortgage Loan/Home Finance for a second property. However, there are certain restrictions on the number of properties that you can get financed based on your current residency and property construction status. Please refer to table under response to Q7 above.

**9. Why is the Mortgage Loan/Home Finance calculator on the website not illustrating the same instalment that is mentioned on my pre-approval letter?**

The figures displayed on the Mortgage Loan/Home Finance calculator published on the ADCB Dream Home Platform are based on indicative interest/profit rates selected. Therefore they are for illustrative purposes only and do not apply to your Loan/Finance. The computations are based on simulated figures and underlying assumptions. For further clarifications, please contact your assigned ADCB Relationship Manager.

**10. After receiving my pre-approval, what should I do to switch my Loan/Finance type from Conventional to Islamic or from Islamic to Conventional?**

You may instruct your assigned ADCB Relationship Manager to change your finance type. Your Relationship Manager will ensure the correct finance type is chosen and relevant documentation is followed at the time of submitting your Mortgage Loan/Home Finance application.

**11. Who will assist me in completing the Loan/Finance transaction now that I have received the pre-approval letter on my email ID?**

Once you have received the pre-approval letter on your email ID, your assigned ADCB Relationship Manager will contact you and assist you through your home buying journey.

**12. Are there any fees for availing the pre-approval letter from this website?**

No, the mortgage pre-approval received through the ADCB Dream Home Platform is complimentary. You will be informed about the applicable fees and charges when you decide to proceed with your Loan/Finance application.

**13. I was not able to complete my application online. Should I re-submit my application?**

Yes, we encourage you to complete your pre-approval application online. If you continue to face issues, you may visit any of our ADCB branches, or contact our 24-hour Contact Centre on **600 50 2030** for support with submitting your pre-approval application.

**14. I entered incorrect credentials while submitting my pre-approval application. Can I change the details later?**

Please inform your assigned Relationship Manager about the changes to your credentials, and they will guide you on how to update them through the official channels. After doing so, you can return to the ADCB Dream Home Platform to seek an instant pre-approval.

**15. I need my date of birth to access the pre-approval letter sent to my email. However, I entered an incorrect date of birth during the pre-approval application. How can I rectify this to access my letter?**

You are required to inform your assigned Relationship Manager about the necessary changes to your credentials. They will then ensure that your correct credentials are updated on your Mortgage Loan/Home Finance application form.

**16. What is the validity of the pre-approval letter issued?**

The pre-approval letter is valid for 60 days from the date of your application. The interest/profit rate in case of Hybrid rate pricing is valid for 30 days whereas in case of Variable rate pricing, it is valid for 60 days.

**17. My pre-approval application was rejected/declined. Is there a way to find the reasons for the rejection and to reapply?**

Upon submission of your online pre-approval application, a dedicated ADCB Relationship Manager will be assigned to you. Your Relationship Manager will contact you and review your application. If your case warrants a revisit, they will guide you in submitting a fresh application along with supporting documentation.

**18. I had applied for a pre-approval, but my application status is still showing it is under process. What should I do?**

Your application shall be reviewed within 24 hours of its submission. An ADCB Relationship Manager will contact you, should the application need to be re-submitted.