

FREQUENTLY ASKED QUESTIONS (FAQs)

Housing Top-up finance for Abu Dhabi Housing Authority UAE National Beneficiaries

1. What is the arrangement between ADCB Islamic Banking and Abu Dhabi Housing Authority (ADHA)?

ADCB Islamic Banking, under this exclusive arrangement, would provide subsidised Housing Top-up facility to ADHA beneficiaries, over and above the profit-free amount provided to them by 'Abu Dhabi Housing Authority' (ADHA). Under ADCB Islamic Banking's Housing Top-up facility, eligible UAE National customers (as per eligibility criteria set by 'ADHA') will be offered competitive Home Finance benefits, in addition to 50% profit subsidised by the Government of Abu Dhabi for any of the following purposes as specified in the finance application of the beneficiary:

- ▶ Purchase of ready properties
- ▶ Purchase of off-plan properties from Developers
- ▶ Construction of private villas

2. Who can apply for ADHA Housing Top-up finance from ADCB Islamic Banking?

- ▶ Beneficiaries of 'ADHA' who have been 'pre-qualified' by 'ADHA' as per ADHA's Terms & Conditions (Beneficiary with ADHA finance amount of AED 1.75 Mn, at a particular stage of the housing journey; minimum household & per capita income as defined by 'ADHA')
- ▶ Beneficiaries of 'ADHA' who meet the basic eligible criteria as per ADCB Islamic Banking Terms & Conditions.

3. What is the maximum amount I can avail beyond the approved profit-free amount?

You can avail additional finance amount as per your eligibility/needs from ADCB Islamic Banking, however 50% of the applicable profit will be subsidised by Abu Dhabi Government for only up to AED 500,000 of additional finance beyond the profit free amount.

4. How is the profit subsidised for finance amount of up to AED 500,000 by Abu Dhabi Government?

For finance amount of up to AED 500,000 principal balance + 50% of the applicable profit should be paid by ADHA beneficiary in the form of monthly rental payments and the remaining 50% of the applicable profit will be paid monthly by Abu Dhabi Government.

5. Can I avail finance amount above AED 500,000 which is above the profit free amount and top-up amount, if, required?

Yes, you can avail additional amount above AED 500,000 as finance from ADCB Islamic Banking based on your eligibility. However, benefits and features applicable under ADHA top-up program will not be applicable for the additional finance availed (over and above the AED 500,000). (You will have to pay 100% of the applicable profit for the additional finance amount above AED 500,000)

6. What is the profit rate offered under this ADHA top-up program?

You can benefit from the special rates offered under this program which starts from 4.25% per annum fixed for the first 5 years and 6th year onwards variable rate will apply (Below is the table for your reference)

Ready Property /Under Construction	Pricing Scheme	Special Pricing	Fees
Salary Transfer	Hybrid Scheme (Fixed for 5 years and variable thereafter)	<ul style="list-style-type: none"> ▶ 4.25% per annum fixed for 5 years, ▶ 3 Months EIBOR +1.50% thereafter 	<ul style="list-style-type: none"> ▶ Processing Fees – 0% (Free) ▶ Valuation Fees – 0% (Free) ▶ Life Takaful/Insurance Fees – 0.0184% monthly on finance outstanding Property Takaful/Insurance Fees – 0.042% of property value per annum
Non-Salary Transfer	Hybrid Scheme (Fixed for 5 years and variable thereafter)	<ul style="list-style-type: none"> ▶ 4.50% per annum fixed for 5 years, ▶ 3 Months EIBOR +1.75% thereafter 	<ul style="list-style-type: none"> ▶ Processing Fees – 0.50% of finance amount + VAT ▶ Valuation Fees – AED 3,000 + VAT for ready units; AED 5,000 + VAT for under construction units ▶ Life Takaful/Insurance Fees – 0.0184% monthly on finance outstanding Property Takaful/Insurance Fees – 0.042% of property value per annum

Note: Above rates are subject to change & applicable rate will be confirmed before booking the finance)

7. Is this applicable for all the Emirati citizens across UAE?

The program is offered only for Emiratis of the Emirate of Abu Dhabi who have a formal approval from ADHA for the profit free finance under ADHA housing program.

8. What is the minimum salary/income requirements to be eligible for Housing Top-up Finance?

Primary requirement: Only customers pre-qualified by 'ADHA' can apply (as per point # 2 above) Thereafter 'ADCB Islamic Banking' will evaluate the eligibility basis its program criteria as follows: For salaried individuals, the minimum salary required is AED 8,000 per month. For self-employed individuals, the minimum average credit turnover is AED 75,000 per month. For more detailed information on this and other general home finance questions, you may refer to our Home Finance related FAQs - [click here](#)

9. Is salary transfer mandatory to apply for the Housing Top-up finance with ADCB Islamic Banking?

No, it is not a mandatory requirement to transfer your salary to ADCB Islamic Banking. However, the Bank offers additional benefits to customers who decide to transfer their salary to ADCB Islamic Banking. Example: Better fees & profit rates are offered to 'Salary transfer' customers.

10. If, I am self-employed, can I avail this benefit under this scheme?

Yes, it is applicable for self-employed individuals who have been pre-qualified' by ADHA to be a beneficiary of this program.

11. How can I apply for the Housing Top-up finance from ADCB Islamic Banking?

Approved ADHA beneficiaries can access ADHA's ISKAN app, by following the below steps:

1. Login to ISKAN app
2. Post approval from ADHA on the profit-free amount, select Finance top-up
3. Select ADCB Islamic Banking
4. Click the link – You will be directed to ADCB Islamic Banking lead capturing page

5. Fill in the basic details and submit – the lead will be generated and forwarded to ADCB Islamic Banking mortgage team
6. ADCB Islamic Banking mortgage team will contact you to initiate the journey & fulfil the requirements accordingly

12. Do I need to submit an NOC from the lead bank to avail this Housing Top-up?

Obtaining an 'NOC' from the lead bank is not a pre-requisite to apply for the Housing Top-up with ADCB Islamic Banking. But you will be mandatorily required to provide the 'NOC' once your finance application is approved with ADCB Islamic Banking and the mortgage on your property is due for registration in Abu Dhabi Municipality.

13. If, I do have a formal approval from ADHA on the profit-free amount, but I am not qualified for the profit subsidised finance amount of up to AED 500,000 can I avail Housing Top-up finance from ADCB Islamic Banking?

Yes, you can avail Home Finance Top-up based on the eligibility from ADCB Islamic Banking, however the exclusive features of this program will not be applicable such as special rates, 50% of applicable profit subsidised by Abu Dhabi Government, 0% processing fee and valuation fee etc.

14. Is there any down payment applicable under this program?

The requirement for down payment if any can be ascertained post our credit evaluation & as per regulatory guidelines.

15. What is the maximum tenor that I can avail under ADHA Housing Top-up finance?

The maximum tenor that you can avail under this program is up to 25 years.

16. What is the payment structure for the customer under the Housing Top-up finance offered under this program?

For funding under construction projects:

- a. During construction period – Profit only: 50% of Profit accrued to be paid monthly on the disbursed finance amount
- b. Post handover (or 24 months from 1st disbursement date whichever is earlier) – Principal (in equal monthly instalments as per *SLM methodology) + 50% of Profit accrued to be paid monthly on the outstanding balance on a reducing basis

For purchase of completed projects:

Post handover – Principal (in equal monthly instalments as per *SLM methodology) + 50% of Profit accrued to be paid monthly on the outstanding balance on a reducing basis

* Straight Line Method (SLM) payment structure is followed under this program for the top-up finance up to AED 500,000. The straight-line method also known as the fixed principal payment method, involves paying equal amounts fixed rental payment over the finance tenor, where the variable rental payment is calculated on the remaining outstanding balance.

Example:

Finance Details:

- ▶ Finance Amount: AED 500,000
- ▶ Variable Rental Rate: 4.25%
- ▶ Finance Tenor: 5 years (60 months)
- ▶ Fixed Rental Payment Per Month: $500,000 / 60 = 8,333.33$
- ▶ Variable Rental Payment Per Month will be calculated on the remaining outstanding balance.

Month	Fixed Rental Payment	Variable Rental Payment	Total Payment	Remaining Outstanding Balance
1	8,333.33	1,770.83	10,104.16	491,666.67
2	8,333.33	1,741.32	10,074.65	483,333.34
3	8,333.33	1,711.81	10,045.14	475,000.01
...
60	8,333.33	29.51	8,362.85	0

17. How do I pay the top-up finance amount?

Top-up finance is based on Ijarah structure and as per this agreement, monthly payments are named as Monthly Rental Payments.

Ijarah - For completed properties; your monthly rental payment will be paid each month.

Forward Ijarah – For properties that are still under construction, you will have to pay the monthly advanced rental (profit only on amounts disbursed by the bank) throughout the construction phase and subsequently the Monthly Rental Payment as agreed will commence post completion of 24 months from the date of disbursement or the property completion date whichever comes first.

18. Can I avail the Finance top-up directly by contacting ADCB Islamic Banking?

No, the process requires you to first login to the ISKAN app, complete the formalities defined by ADHA for the top-up approval to check the eligibility. If you are eligible for the subsidized top-up program, you will receive a prompt/notification in the ISKAN app in order to proceed further. You can't directly apply with ADCB Islamic Banking.

19. In case if I have an issue in my ISKAN app and unable to apply for Finance Top-up?

In such scenarios the best solution is to visit One Stop Shop centers of 'ADHA' and notify the teams about the concern and they will be able to assist you.

20. Who do I contact in case of any queries pertaining to eligibility or approval for this 50% subsidized top up program?

Visit ISKAN app/One Stop Shop centers of 'ADHA' for support.

21. How do I apply for the Housing Top-up program with ADHA?

You need to download the ISKAN app and complete the formalities defined by ADHA in the application. According to your eligibility, you will be guided with further steps. In case if you need more information, you may reach out to ADHA over the phone or visit any of the ISKAN/One Stop Shop centers.

22. What happens after I complete the requirements on the ADCB Islamic Banking webpage?

An ADCB Islamic Banking representative will contact you to discuss about this program and assist you to proceed with your application based on your eligibility.

23. How will I know if I am eligible for an approval from ADCB Islamic Banking of the Housing Top-up amount?

Eligibility towards the top up finance is subject to credit evaluation criteria. Your current 'Debt burden ratio' (DBR), Finance to value (FTV) & credit history as per 'Etihad Credit Bureau' (ECB) are some of the credit parameters that would be evaluated for the decisioning. ADCB Islamic Banking representative will be engaged with you to explain the entire process. Application will be submitted for credit assessment with ADCB Islamic Banking and the decision will be informed by the same ADCB Islamic Banking representative. Applications will be assessed as per ADCB Islamic Banking policy.

24. When can I expect a call from ADCB Islamic Banking after the request is placed on the ADCB Islamic Banking webpage?

ADCB Islamic Banking representative will contact you on the phone # submitted by you in the 'ADCB Islamic Banking lead form' within 2 business days to discuss about the program and help you proceed with your application as per your eligibility.

25. I got the notification for the Housing Top-up on ISKAN App, does this mean that the AED 500,000 is available / guaranteed subject to me applying for it?

No, the Housing Top-up amount will be offered as a standard facility whereby you will submit a finance application to ADCB Islamic Banking, and your eligibility will be assessed as per ADCB Islamic Banking policy and the regulatory lending norms.

26. If I already have a Top-up which is currently active with ADCB Islamic Banking, will the features and benefits of this program apply to that contract?

No, this is exclusively for the list of beneficiaries who are approved by ADHA and this will have to be a new contract under this program to avail the benefits and features of this program.

27. Can I avail any deferment under this program?

No, there is no deferment / grace period applicable under this program.

28. Can I settle my finance partially/fully under this program? Is there any fees/ charges I have to pay?

Yes, you can make a partial/full settlement anytime. However, there are no partial or early settlement fee applicable under this program.

29. If I have to avail a Home Finance, what are the Takaful requirements from ADCB Islamic Banking?

Life and property Takaful are a mandatory requirement to avail Islamic Home Finance. As an added convenience, ADCB Islamic Banking does offer a competitive life and property Takaful to customers as follows:

- ▶ Life Takaful is currently being offered at 0.0184% per month on the outstanding finance amount
- ▶ Property Takaful is being offered at 0.042% per annum on property's original value