KEY FACTS DOCUMENT - BOC Housing Loan Scheme	
Nature of the Product	This credit facility offers financial assistance for the borrower for meeting their residential housing requirements.
Eligible Borrowers	• Be a Sri Lankan Citizen/s above the age 18 years • The borrower should be a resident of Sri Lanka • Should not be a defaulter of BOC or any other financial institution • Professionals with fixed/non-fixed income, permanent employees of Government, Statutory bodies and private sector, self-employed, farmers and cultivators etc. • In case of a joint housing loan, the co-borrower should be close relatives or directly interested parties for purchasing/developing of property
Eligible Activities	• Purchase a land to construct a house later • Purchase a land and to construct a house • Purchase a house /partly constructed house/condominium unit • Construct a house in a land owned by the borrower/s • Complete construction/renovation/extension/ repair of an existing house/ condominium unit • Landscaping/interior decoration of the existing house/ condominium unit
Maximum Loan Amount	• A maximum of Rs. 100 Million
Repayment Period	• Maximum of 25 years
Rate of Interest	• For the existing rates of interest of the loan scheme, please refer the Official Website of the Bank https://www.boc.lk/rates-tariff#advance-rates or inquiries could be made from the branch network
Penalties, Fees and Commission	• The applicable charges on the credit facility could be obtained from Branches and available in the Official Website of the Bank https://www.boc.lk/rates-tariff#general-tariff Bank of Ceylon l Rates Tariff l General Tariff l Credit Operations – Processing of Application & Documentation Charges – CRIB charges – Title Report and Valuation Fees – Land Registry Charges – Fee for Priority Notice – BOQ preparation charges – Legal Fees and Mortgage Bond Charges – Inspection Charges – Insurance Fee – Early Settlement Charges – Late Payment Fees on the Overdue/ Delayed Loan Installments – Government Taxes/stamp duty and all other statutory charges for Financial Services if applicable

Collateral	• Mortgage over the subject property/property owned by the applicant/s
Required Documents	• **General Information** – The Housing Loan Application – Photocopy of National Identity Card (NIC) /Driving License etc. of the borrowers – Business Registration (if Businessman/Entrepreneur) – NIC copy of the vendor – Letter of Consent - Confirmation of the deposit for preliminary charges consent letter of the borrower – Power of Attorney as per bank format (if applicable only) • **Income Identification Information** – Document/s to prove the income of the borrower/s (Three months' pay particulars, Credit Card statements, Income Tax payment receipt) – Form No.375 duly signed by the employer (If borrower is an employee) – Bank Statements for past six months (If borrower is a businessman/a new customer to the bank) – Proof of additional income (if additional income is considered for repayment) • **Property Related Information** – Copy of Title Deed/Title Certificate – Copy of the Approved Survey Plan drawn and registered at the Local Government Authority/ Cadastral Plan – Recently obtained (within six months) certified Extracts of encumbrances covering a period specified by the bank – Originals of Local Government Authority Documents ▪ Non-Vesting Certificate ▪ Street Line Certificate ▪ Ownership Certificate ▪ Annual Assessment Tax Payment Receipts ▪ Certificate of Conformity (if applicable) – A letter issued by the Grama Niladhari to confirm the situation of the property and Grama Niladari Division – Form No.10413 in duplicate – Affidavit confirming that property offered as security not effected under Land Reform Law No. 1 of 1972 – Approved Building Plan by the Local Government Authority (if for construction/already constructed house is available) – Vendor's Consent Letter to sell the Property (if a Housing Loan is considered to Purchase a Land/ Residential Property/ Condominium Unit)
Major Terms & Conditions	• Product information and terms and conditions are subject to change periodically; for the latest updates and prevailing terms, please contact the nearest branch/BOC Contact Centre or visit the Bank's official website at https://www.boc.lk/

Method for Apply for a Loan

- Visiting your nearest branch and discuss with the Manager/Credit Officer
- Online application via BOC Apply Online option https://www.boc.lk/business-banking/development-banking/msme/sme-online'

Share your feedback with us

Customers can share their feedback and complaints, if any by following options;

- Any concerns/inquiries regarding our products or services can be referred to any of our branches or Contact Centre.
  Find your nearest branch via 1975 (Contact Centre)
- Comments/complaints to the Branch/ Branch Manager
- Complaints and grievances through our Customer Experience Management Unit at Head Office
  Phone: +940 11 220 4750 / +94 11 243 5814 Fax: +94 11 243 5815 Email: bocexmgt@boc.lk website: http://www.boc.lk
  Post: Customer Experience Manager, 22nd Floor, BOC Tower, BOC Square, No.1, Bank of Ceylon Mawatha, Colombo 1.