



# DOUBLE YOUR PORTFOLIO WITH AN EXCLUSIVE OFFER FROM EMAAR IN ASSOCIATION WITH FIRST ABU DHABI BANK

## 0% DOWN PAYMENT, IMMEDIATE HANDOVER & 10-YEAR INTEREST-FREE PAYMENT PLAN

Release equity on your existing property to invest in a new Emaar property and enjoy superior cash flows with a 100% interest-free mortgage for 10 years and 0% down payment\*.

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### BENEFIT FROM



0% Down Payment\*



An Interest-Free  
Mortgage for 10 years\*



The existing property  
can be an Emaar or  
non-Emaar residence\*

APPLICABLE ON SELECTED READY  
AND READY-BY-YEAR-END RESIDENCES  
IN DUBAI CREEK HARBOUR

\*Terms and conditions apply



# EQUITY RELEASE

## MORTGAGE LOANS FACT SHEET



### Customer Profile

Individuals who are either

- Self-Employed • Salaried • Landlords



### Customer Age

- Minimum Age to Apply: 21 Years • Maximum Age at Maturity of Loan
  - o Salaried Expatriates: 65 Years o Self-Employed Expatriates: 70 Years
  - o UAE Nationals (Salaried & Self Employed): 70 Years
  - o Landlord (Irrespective of Salaried / Self Employed): 70 Years



### Minimum Monthly Income

- UAE National: AED 15K
- Expat: AED 15K
- Self Employed: AED 25K
- Landlord: AED 15K
- Non-resident Salaried or Self Employed: AED 50K Per month
- In case of joint applicants, the combined income should be greater than the thresholds mentioned above



### Maximum Loan Amount

- For Dubai Residents - AED 20 Million
- For AUH Residents - AED 20 Million
- Other Emirates - AED 5 Million for Residential Properties
- Other Emirates - AED 10 Million for Investment Properties
- Non UAE-Residents: Dubai / AUH - AED 10 Million



### Loan Tenor

- Available only for 10 Years



### Maximum Loan to Value (LTV) Ratio

Particulars	UAE National	Expat
Residential Property Owner Occupied up to AED 5 Million	85%	80%
Residential Property Value > AED 5 Million	75%	70%
Investment Property	65%	60%

Non-Resident - Existing Property is Rented - Maximum LTV 50%



### Joint Applicant

- Maximum of two joint Borrowers
- Acceptable joint applicant relationship is that of parents, husband/wife and Siblings
- Where joint income is considered, both obligations and exposures to be considered in the eligibility calculation



### Property Value considered for finance purpose

- Property value considered by the bank for financing is the lower of purchase price or valuation price for completed properties



### Life & Property Insurance

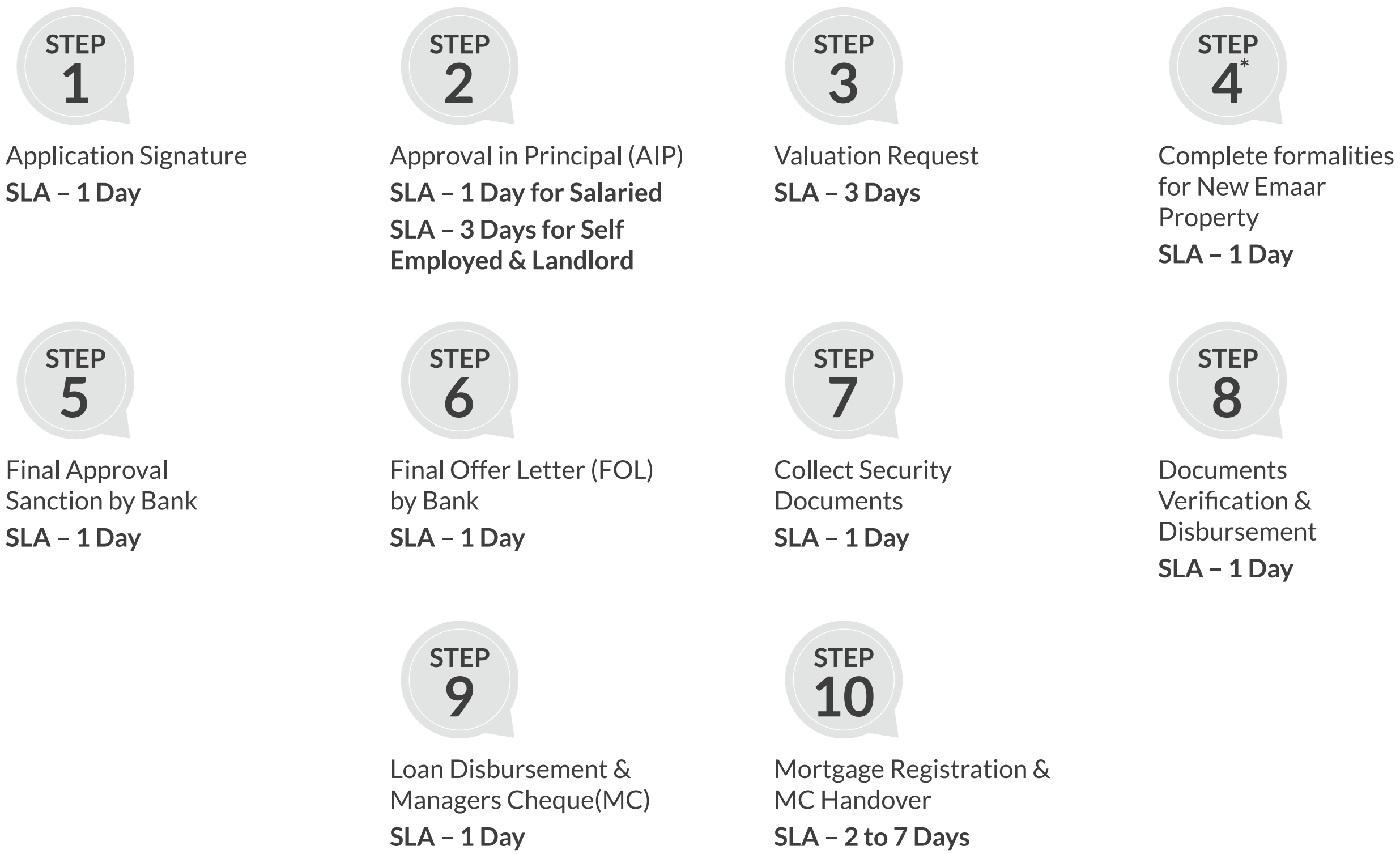
- Through FAB Mortgage Loans Group Insurance scheme is mandatory

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# EQUITY RELEASE

## MORTGAGE & OFFER PROCESS – ALL CUSTOMER PROFILES



**Bank Assumptions:**

- All required documents are correct and complete
- No discrepancies in the case
- No need for more verifications
- Case will go through AIP step
- No Property management handover procedure
- No Buyout procedure

**Please Note:**

- FAB will send approval request to Emaar only once new unit is booked with Emaar with signed OTP
- Loan Amount Payment will be completed after Step Ten
- Overall SLA for Salaried at 2 Weeks
- Overall SLA for Self Employed & Landlord at 2.5 Weeks
- Other Terms & Conditions Apply

**\*Emaar will give confirmation to FAB upon:**

- DLD FEE Payment
- Payment of difference amount if any between Loan Amount & New Emaar Unit
- Signing of SPA
- Submission of all required documents

\*Terms and conditions apply



EQUITY RELEASE

HOW THE OFFER WORKS - SCENARIO A

Particulars	Remarks
Property A Offer Price (SIDRA)	AED 5 Million
Property A Valuation	AED 5 Million (100% of Offer Price)
Loan to Valuation % (80%)	80% of AED 5 Million (AED 4 Million)
Property A Loan Amount	AED 3 Million Value of Property B will be given as Loan
Property A Loan Duration	10 Years
Loan Monthly Finance Payment	AED 25,000
Property B Offer Price	AED 3 Million
Property B Net Rent/Month	AED 9000
Net Outflow per month	AED 16,000
Total Net Outflow in 10 Years	AED 1.92 Million

PROPERTY A

- SIDRA Villa owned by UAE Expat, Self Occupied
- Bank Valued at AED 5 Million

PROPERTY B

- 3 Bedroom Apartment In DCH@AED 3 Million

PROPERTY B NET RENT

- AED 120,000 Annual Rent
- Annual Service Fee of AED 30,600(AED 18x1700 sq.ft)
- Net Annual Rent at AED 89,400
- Net Monthly Rent at AED 7,450
- Rent & Service Fee estimated to be constant for 10 years

\*Terms and conditions apply



# EQUITY RELEASE

## HOW THE OFFER WORKS - SCENARIO B

Particulars	Remarks
Property A Offer Price (SIDRA)	AED 5 Million
Property A Valuation	AED 5 Million (100% of Offer Price)
Loan to Valuation % (60%)	60% of AED 5 Million (AED 3 Million)
Property A Loan Amount	AED 3 Million Value of Property B will be given as Loan
Property A Loan Duration	10 Years
Loan Monthly Finance Payment	AED 25,000
Property B Offer Price	AED 3 Million
Property A & B Net Rent/Month	AED 27,029
Net Outflow per month	SAVINGS OF AED 2,029
Total Net Outflow in 10 Years	NIL

**PROPERTY A- SIDRA VILLA**

- Owned by UAE Expat, Rented & Valued at AED 5 Million

**PROPERTY B**

- 3 Bed Apartment @DCH@AED 3 Million

**PROPERTY A (SIDRA VILLA) RENT**

- Annual Gross Rent AED 250,000
- Annual Service Fee of AED 15,050(AED 3.5x4,300 sq.ft)
- Net Annual Rent at AED 234,950 & Net Monthly at AED 19,579
- Rent & Service Fee estimated to be constant for 10 years

**PROPERTY B(3 BED@DCH) RENT**

- Annual Gross Rent AED 120,000
- Annual Service Fee of AED 30,600(AED 18x1700 sq.ft)
- Net Annual Rent at AED 89,400 & Net Monthly at AED 7,450
- Rent & Service Fee estimated to be constant for 10 years

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# EQUITY RELEASE

## SUMMARY PAGE



### What Customer Pays



DLD Fee for Property B



Difference If Any  
Between Loan Amount  
& Property B



Life Insurance for  
Property A Owner &  
Property Insurance for  
Property A.



Mortgage Registration  
Fee for Property A



Valuation Fee for  
Property A



Maintenance or Service  
Fee for Property B



### What Emaar pays to FAB on behalf of the Customer

100% Upfront Interest For 10 Year Loan To FAB



### What Customer Gets



Zero Down Payment(If Loan  
Value of Property A is Equal  
To Property B Value)



10 Years Interest Free  
Payment Plan/Loan



Superior Cash Flows-  
Zero DP, Zero Interest &  
Pay Loan from Rent



Double Portfolio - 3 To  
5%/Annum Appreciation  
Doubles The Portfolio

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