

Tariff* - Bina'a & Manzili Home Finance

Arrangement Fees AED

Pre Approval Fees – Residents

<i>Salaried</i>	1,500
<i>Self Employed</i>	2,500
Non Residents	2,500

Processing Fees – Residents

<i>Salaried</i>	1% of the Finance Amount
<i>Self Employed</i>	1.5% of the Finance Amount
Non Residents	1.5% of the Finance Amount

Prepayment Fees – (Pre Purchase Leased Asset by Lessee)

Under Construction Property (During Istisna Period)

a) Full Settlement – Self	a) 3% of Outstanding for the first 5 years 2% of Outstanding post 5 years
b) Buy Out**	b) 4% of Outstanding at any time

Completed Property (During Ijarah Period)

a) Full Settlement – Self	a) 3% of Outstanding Fixed Rental for first 5 years 2% of Outstanding Fixed Rental post 5 years
b) Buy Out**	b) 4% of the Outstanding Fixed Rental

Cancellation Fees

a) Cancellation of application before approval	a) AED 3,000
b) Cancellation of application by customer after approval by bank.	b) No Refund of pre approval fees – for pre approval cases. For others – AED 3,000
c) Application declined by the bank	c) No Charge

Takaful (Insurance) Fees***

a) Property Takaful Fees	0.0410% p.a. of property value (paid annually)
b) Life Takaful Fees	As specified by the policy provider

Letter Fees AED

a) Liability Letter	900
b) Release Letter	300

Revalidation of Offer Letter Fees

a) Offer letter renewal	900
b) Pre approval renewal	500
c) Change in approval terms	1500

Other Fees

a) Deferment of Installment	N.A.
b) Copy of Statement of Home Finance a/c .	750 per statement
c) Copy of any other document.	250 per document
d) Late Payment Fees****	900 per month per overdue installment

Property Evaluation Fees

a) Payable to Emirates Islamic Bank	3,000 for Emirate of Dubai 3,500 for Emirate of Abu Dhabi 5,000 in case of Bina'a deal
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Municipality Fees

a) Registration Fee	
b) Mortgage Fee	(As per the particular Emirate of UAE Municipality Tariff)
c) Mortgage Release	

* The bank reserves the right to change the above bank pricing at any point of time and thus the above rates are applicable as of date. Charges will be levied as applicable at the time of the transaction and as determined at the sole discretion of the bank.

** Outstanding/disbursed finance amount being shifted to another bank.

*** In case of Aman Insurance Refund of Life Takaful premium will be at 80% on pro-rata basis after deducting full premium for the first year, will be at the sole discretion of the bank and is subject to change from time to time.

**** Portion of which is payable by the bank to charity as per Shari'ah board approval.

For any enquires , please call 04 3160101

Subject to Emirates Islamic Bank's terms and conditions.



مصرف الإمارات الإسلامي
EMIRATES ISLAMIC BANK