



Frequently Asked Questions (FAQs)

NHT Policies Effective July 1, 2023

Date: July 6, 2023

New Income Bands

1) What are the new income bands effective July 01, 2023?

Answer: Effective July 01, 2023, the new income bands and associated interest rates and scheme selection points are as follows:

Income Band (\$ weekly)	Interest Rate	Scheme Selection Points Allocation
Minimum wage to \$30,000.99	0%	110
\$30,001.00 to \$42,000.99	2%	90
\$42,001.00 to \$100,000.99	4%	80
\$100,001.00 and over	5%	70

2) Will interest rates be increased on existing loans due to the income band adjustments, that is, loans created up to June 30, 2023?

Answer: No, the interest rates for loans created up to June 30, 2023 will remain.

3) Will the new income band and interest rate be applied to mortgagors whose loans were processed prior to July 1, 2023 but not disbursed?

Answer: No, the new income band and interest rate effective July 1, 2023 will not apply. Only loans processed on July 01, 2023 and beyond will be affected by the new income band and interest rate.

4) Who will repay at 5% interest rate on their mortgage loan?

Answer: Contributors earning \$100,001.00 and over will repay their mortgage loans at a 5% interest rate effective July 01, 2023.

5) How will the applicable income band for co-applicants be determined?

Answer: The average weekly income of the co-applicants will be mapped to the weekly income band categories and the associated interest rate within which the average income falls will apply.



Increase in Loan Limits – Non-Homeowner’s Loan

1) What are the new loan limits effective July 01, 2023?

Answer: Effective July 01, 2023, the new ceilings/limits for the loan types for single applicants are as follows:

Loan Type	Loan Ceiling (\$)
Open Market Loan	\$7.5M or \$8.5**
Build-on-Own Land Loan	\$7.5M
House Lot Loan	\$3.5M
Construction Loan	Difference between \$7.5M and amount accessed for House Lot Loan
Home Improvement Loan	\$3.5M
Fifteen/Ten Plus Loan	\$3.5M

***Conditions apply, see question 2 below.*

2) Who will benefit from a loan ceiling of \$8.5M?

Answer: Where a unit/house is being sold on the open market for \$12M or less, one applicant may access a loan up to \$8.5M towards financing the purchase.

3) Am I allowed to co-apply with someone else and still benefit from a loan ceiling of \$8.5M where the property is being sold for \$12M or less?

Answer: Yes, where a unit or house is being sold for \$12M or less, one applicant may access up to \$8.5M and the co-applicant may access the difference up to 95% of the selling price, or the market value – whichever is lower - in order to finance the purchase of the unit.

4) What are the new loan ceilings if I am co-applying with other contributors effective July 01, 2023?

Answer: Where individuals are co-applying for loans, the following loan ceilings will apply:



Loan Type	Double Applicants	Triple Applicants
Open Market Loan	\$15M	\$21M
Build-on-Own Land Loan	\$15M	\$21M
House Lot Loan	\$7M	\$10.5M
Construction Loan	Difference between \$15M and amount accessed for House Lot Loan	Difference between \$21M and amount accessed for House Lot Loan
Home Improvement /Ten or Fifteen Plus Loans	\$7M	N/A

5) Can a homeowner access his/her benefit to assist a non-homeowner with purchasing a property?

Answer: Yes, a homeowner may access his/her Homeowner’s Loan to assist a non-homeowner with purchasing residential property; provided that the homeowner has never accessed a housing benefit.

6) Will mortgagors who would have accessed loans up to June 30, 2023 be eligible for Open Market Additional Funds up to the new loan limit of \$7.5M?

Answer: No, persons applying for Open Market Additional Funds will only be able to access funds up to the loan limit at the time of their first application.

7) Will Build on Own Land / Construction Loan beneficiaries who have received a **maximum of \$6.5 million** be able to access additional funds up to the new \$7.5 million loan limit?

Answer: No, BOL/CL beneficiaries who received a maximum of \$6.5 million will not be able to access additional funds up to \$7.5 million.

8) What if I am a beneficiary of a BOL or Construction Loan, however I **did not access the full loan limit due to affordability** and my unit is uninhabitable, can I access additional funds up to \$7.5M?

Answer: Subject to assessment and approval you may be able to access Additional funds up to the new loan limit of \$7.5M. **Conditions apply.**

9) If my loan was processed prior to July 01, 2023, however I still have available amounts for disbursement, will I be able to access the difference in loan amount up to the loan new ceilings.

Answer: No, once disbursement has commenced on the loan account prior to July 01, 2023, the beneficiary will not be able to access any additional loan amounts up



to the new loan ceilings.

10) If my loan was processed but **not disbursed** as at July 01, 2023, will I be able to access up to the new loan ceiling:

Answer: Once the loan has not been disbursed, as at July 01, 2023 the applicant has the option of cancelling the loan and be processed for the new loan ceiling.

NB. The customer will be responsible for any transactional fees associated with cancelling the loan (discharge fees etc.)

11) Will single contributors be able to access \$8.5M towards the purchase of a property on the Open Market?

Answer: Yes, a single applicant will be able to access a Non-Homeowner's Loan of \$8.5M where the unit is being sold for \$12M or less.

12) Can three (3) contributors co-apply for a property on the Open Market?

Answer: Yes, three (triple) applicants can co-apply to purchase or construct a unit. However, the unit being purchased or built must comprise of two (2) or more bedrooms and the applicants must be able to demonstrate kinship ties as defined by the Trust.

13) How much can an individual who wants to purchase a property on the open market as a single applicant obtain?

Answer: A single applicant can assess \$7.5M; however, if the applicant is purchasing a unit being sold for \$12M or less, the individual can access financing up to \$8.5M.

14) With the new loan limits, what is the cap or maximum accessible for scheme loans as a single applicant or with co-applicants?

Answer: Financing for a scheme solution is capped at \$15M, either as a single applicant or as a co-applicant.



National Housing Trust
...the key to your home

Increase in Loan Limit – Homeowner’s Loans

1) What is the new loan limit for the Homeowner’s Loan effective July 01, 2023?

Answer: Effective July 01, 2023 the new loan ceiling for the Homeowner’s Loan is \$3.5M per applicant.

2) What is the new loan limit for Ten/Fifteen Plus Loans effective July 01, 2023?

Answer: Effective July 01, 2023 the new loan ceiling for a Ten or Fifteen Plus Loan is \$3.5M.

3) What is the maximum amount that co-applicants can access for a Homeowner’s Loan?

Answer: Two co-applicants may access a maximum of \$7.0M for their Homeowner’s Loan.

4) What is the maximum amount that co-applicants can assess for a Ten/Fifteen Plus Loans.

Answer: Two co-applicants may access a maximum of \$7.0M for their Homeowner’s Loan.

5) Will three co-applicants be allowed to apply for Homeowner’s Loan?

Answer: No, the triple applicant provision is designed to assist contributors with their initial acquisition of a housing solution.



Home Grant

1) Effective July 01, 2023, what will the new Home Grant amount be?

Answer: The new Home Grant ceiling will be increased from \$2.5M to \$3.5M effective July 01, 2023.

Note: Only one Home Grant may be accessed per security/collateral/household.

2) What is the basic criteria for an individual to access a Home Grant?

Answer: Contributors earning between minimum wage (i.e. \$13,000.00) and \$15,000.99 weekly and having contributed to the Trust for at least seven (7) years will be eligible for Home Grants.

3) Will all contributors earning incomes which place them in the 0% income band be eligible for Home Grants?

Answer: No, only contributors earning between minimum wage and \$15,000.99 weekly will be eligible for Home Grants. Thus, contributors earning \$15,001.00 weekly will not be eligible for the Grant.

5) Can two or three contributors co-applying for a loan, each obtain a Home Grant?

Answer: No, each person will not be allowed to access a Home Grant. Only one Home Grant is allowed per collateral/security/household. Where each applicant is qualified for a Home Grant, the applicant with the lowest income will be processed.

6) What can the Home Grant be used toward/for?

Answer: The Home Grant is intended to be used towards the acquisition of a starter home/unit.

7) Can beneficiaries of a Home Grant opt not to have their names registered on the title?

Answer: All recipients of a Home Grant must be named on the registered title.

Frequently Asked Questions (FAQs)