



**Egypt Mortgages (EU & USA Citizens)
for
Completed properties, Off - Plan Properties,
& Equity Release/re mortgage products**

Basic Lending Terms for ALL products as follows:

- **Loan to Value:** up to 60% (of valuation)
- **Interest rate:** 13.5% fixed for first 3 years, adjusted once every 3 years
- **Nationalities:** Any country that has a reciprocal agreement with Egypt (eg: Australia, New Zealand, EU & US)
- **Term:** 5 to 10 years
- **Currency:** EGP or USD
- **Maximum Loan:** No Maximum value, but maximum 2 properties
- **Age of applicant:** 25 to 65 years of age
- **Maximum age at loan maturity:** 65 years of age
- **Early Repayment penalty:** 2%
- **Requirements:** - DASK (natural disaster Insurance) and Property Insurance to be arranged by Lender
- Must be HSBC Customer preferably Premier
- Property must be registerable
- Customer must have residency

- **Costs:**
 - Submission fee GBP250 non-refundable
 - Application fee on approval in principle GBP 250
 - Valuation Fee approximately GBP 295 (arranged by Lender)
 - Completion fee 2.5% on drawdown + Appraisal and Registrations Fees
 - DASK insurance & Property Insurance

- **Advantages of ALL mortgage products:**
 - Self employed & retirees accepted
 - No geographical restrictions
 - Full rental income is taken into account when banks assesses affordability for client
 - Loan offer lasts for 4 months. Can be extended to 18months (an extra 1% commission will be required to process this request)
 - No life insurance required

Supporting documentation will be required as per the next page

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...Rewriting the Property Rulebook

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Registered in Cardiff
Company No: 05932803

Property Club
International Ltd
Registered in Turks & Caicos
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Supporting Documentation

Basic Documents:

- Copy of National ID (or passport for foreigners)
- Recent Utility bill max 90 days old (Valid residence permit for foreigners)
- Last 6 months personal bank account statements
- Last 6 months credit card statements
- An irrevocable power of attorney favors Bank for lien & registration of property
- Any other additional fixed income that the customer can verify (if any).

For Salaried Customers:

- Letter from employer specifying customer's monthly fixed gross salary
- Length of service and current position
- Last salary slip

For Self-employed Customers:

- Commercial Register (max 3 months old)
- Original tax card
- Last 2 years audited financial statements
- Last 6 months corporate bank account statements

Documents required related to the property for Completed Built Units (CBU):

- A registered copy of property ownership deed / an official copy of the last registered ownership deed in case the property are not registered
- Copy of the construction permit of the property (on condition that the property was constructed after year 1992)
- Certificate issued by the real estate tax authority evidencing the payment of the taxes
- A certificate of property disposition (form 19) regarding the required finance property + architecture sketches
- A detailed description of the land ownership portion plus the common parts (in case the property is new).

Documents required concerning for under Construction Properties (UCP) The Commercial register of the company:

- Documents evidencing property ownership (Allocation notice, handover, Financial status for payment)
- Copy of construction permit + architecture sketches
- Evidence of the land allocation and authorization from city hall
- Evidence stating the units' portion in the land and the common parts
- An approval obtained from city hall for registration and placing the property under lien

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