**THE MOST PREFERRED HOME LOAN PROVIDER**" voted in **AWAAZ Consumer Awards** along with the **MOST PREFERRED BANK AWARD** in a survey conducted by **TV 18** in association with **AC Nielsen-ORG Marg** in 21 cities across India.

**SBI HOME LOANS** now offers Interest Rates concessions on **GREEN HOMES** in accordance with SBI's commitment to Environment protection.

SBI Home Loans come to you on the solid foundation of trust and transparency built in the tradition of State Bank of India.

Best Practices followed in SBI mentioned below will tell you why it makes sense to do business with State Bank of India.

**SBI Home Loans Unique Advantage**

|  |  |
| --- | --- |
|  | Package of exclusive benefits. |
|  | Low interest rates. Further, we charge interest on a daily reducing balance!! |
|  | Low processing charges. |
|  | No hidden costs or administrative charges. |
|  | No prepayment penalties. Reduce your interest burden and optimally utilize your surplus funds by prepaying the loan. |
|  | Over 13,700 branches nationwide, you can get your Home Loan account parked at a branch nearest to your present or proposed residence. |

**i)             SBI Maxgain (**Home Loan as an overdraft**)**

An innovative and customer-friendly product to enable you to earn optimal yield on your savings and minimize interest burden on Home Loans, with no extra cost.

The loan is granted as an Overdraft facility with the added flexibility for you to operate your Home Loan Account like your SB or Current Account.

The product serves to minimize your interest cost by enabling you to park your surplus funds in ‘SBI-Maxgain’ (with the benefit to withdraw the surplus funds whenever you require), specially in the wake of low yields from other deposit/ investment avenues.

Minimum Loan Amount: Rs.5 lacs

Maximum Loan Amount:Rs.1 Crore

**ii)           SBI Realty**

HOME LOANS FOR PURCHASE OF PLOT OF LAND FOR THE PURPOSE OF CONSTRUCTION OF A DWELLING UNIT

A unique product if you are on the lookout for a loan **to purchase a plot of land** for house construction. The loan is available for a maximum amount of Rs.10 crore and with a comfortable repayment period of upto 15 years.

**House construction should commence within 2 years from the date of availment of ‘SBI-Realty’ Housing Loan**

Customers are also eligible to avail another Housing Loan for construction of house on the plot financed above with the benefit of running both the loans concurrently.

(Other terms and conditions – as applicable to regular Home Loans)

**iii)          SBI Home Plus**

SBI Home plus is scheme is launched for granting personal loans to the banks home loans customers against the security of their house property. All home loans customers with a satisfactory repayment record of at least one year and who maintain a Savings bank or current account with us.

The loan can be used for any purpose, viz. extension/repair of house, purchase of car/ consumer durables, education / medical expenses of family members, personal expenses, etc. There will be no need to obtain documentary evidence for the end-use of funds. However a certificate from the customer in the application to the effect that the **loan will not be** **used for speculative purposes** would be obtained.

**iv)          NRI Home Loans**

HOME LOANS TO NON RESIDENT INDIANS (NRIs) AND PERSONS OF INDIAN ORIGIN (PIOs HOLDING A FOREIGN PASSPORT)

**Eligibility**

Individual(s) over 18years of age with a steady source of income who

  Are Non Resident Indians (NRIs) holding a valid Indian passport.

  Are persons of Indian Origin(PIOs) holding a foreign passport.

  Minimum employment tenure in India/abroad not less than 2 years.

**Loan Amount**

The loan amount is to be determined on the basis of repayment capacity taking into account income, age, assets and liabilities, qualifications, stability of occupation, and employment prospects on return. The loan amount is subject to the following:

Minimum: Rs. 3 lacs

**Maximum:** Maximum permissible loan amount would be determined by EMI/NMI ratio criteria as applicable to regular Home Loans scheme for Resident Indian customers, which is 30% for Net Annual Income (NAI) upto Rs.2 Lac, 50% for NAI above Rs.2 Lac and upto Rs.5 Lac, 55% for NAI above Rs.5 Lacs and upto Rs.10 Lacs, 65% for above Rs.10 Lacs.

**v)           SBI Tribal Plus**

*SPECIAL HOME LOAN SCHEME FOR HILLY/TRIBAL AREAS*

*'SBI-Tribal Plus' Home Loans***,** a Special Scheme designed for Hill/Tribal areas for extending financial assistance to individuals in such areas to :

a.    Purchase or construction of a new house / flat (without mortgage of land)

b.    Purchase of an existing (old) house / flat which is not more than 10 years old.

c.    Repair /Renovation/extension of an existing house or flat.

d.   Loans given  against Third Party Guarantee

      e.    Maximum loan Rs.10 lacs

      f.     Maximum Loan Term  15 years

**vi)          Gram Niwas**

*HOME LOANS TO FARMING AND POOREST OF THE POOR IN RURAL AREAS*

The Scheme covers all rural and Semi-urban centres. “Rural Area” for the purpose of the Scheme is the area comprised in any village including the area comprised in any town, the population of which does not exceed 50000 as per 2001 census. The scheme seeks to provide home loans to farming and poorest of the poor in rural areas for the purpose of purchase or construction of a house, repairs and renovation, purchase of plot for the purpose of construction of a house/shed etc.

**vii)         Sahyog Niwas**

*RURAL HOME LOANS TO SELF HELP GROUPS*

The Sahyog Niwas scheme has been instituted to finance the self help groups with a good track of payment record for 2 years, for on lending to members for housing in rural areas, covering the following purposes.

**i)** For the purchase or construction of a house exclusively or including the housing needs of activities carried by them. (Dairy shed, tailoring shed/shop, grocery stores etc.)

**ii)** For the renovation or repair of an existing house / shed

**iii)** For the purchase of a plot of land for the purpose of house construction.

**iv)** For the extension of existing house / work space to existing house / shed.

**viii)       SBI Green Home Loan**

State Bank of India has adopted a Green Banking Policy with an objective of contributing towards the fight against the adverse climate change. One of the initiatives approved by the Board for this purpose is incentivizing customers who go in for Green Projects, i.e. those projects which reduce Carbon Emissions and promote Renewable Energy. “Green Housing” or “Green Home” is one of the types of projects identified for this purpose.

At present State Bank of India the only Bank in the country supporting the cause of Green Buildings by offering 0.25% concession in interest rate and waiver of processing fees, on the existing home loan products to customers who go in for Green Projects