

Lease Rental Discounting FAQ

1. Who can avail a Lease Rent Discounting (LRD) loan?

- **Individuals**
 - **Salaried Individuals**: Any individual who is in permanent service in any government undertaking or any reputed private sector company in India. We also offer loans to salaried Non Resident Indians (NRIs) working with reputed companies in select countries.
 - **Professionals**: Professionals i.e. allopathic doctors, architects, chartered accountants, cost accountants, practicing company secretary, management consultants and lawyers.
 - **Self Employed**: Individuals like traders, distributors, manufacturers, service providers etc.
- **Non-Individual Entities**
 - Proprietorship Firms, Partnership Firms, Private Limited Companies, Public Limited companies.

2. How much finance can I avail against the property value?

You can borrow up to 70 % of the market value of your property subject to your income eligibility.

3. I do not have documented financials but I do have the repayment capacity, will I get a loan?

Your eligibility is computed on the basis of the rentals that you receive against the property. Your EMI can be up to 70% of the gross rental income or 90% of the net rental income whichever is lower.

4. For how long a period can I get loan?

We grant Lease Rent Discounting (LRD) from minimum 3 years to maximum 10 yrs. The term for the loan will be restricted to the retirement age or 60 yrs at loan maturity for salaried customers and 65 years for self employed customers.

5. Do I need a co-applicant?

Yes. All the co - owners of your property will have to sign up as co-applicants. For a sole property owner or applicant, one adult member in the family will need to sign up as a co-applicant. In case of partnership firm or a company, partners and promoter directors respectively need to be co-applicants.

6. What do I need to give as security?

Rentals are payable by the tenant directly into escrow account with Dhanlaxmi bank. The underlying leased property, which may be commercial or residential property, will be taken as collateral. Only completely constructed properties are eligible under this program.

7. What is the applicable rate of interest?

The rate of interest varies depending upon your loan amount, property type, lessee profile, rental income etc and this will be communicated to you by our sales representatives.

8. Do I have the option of pre-paying the entire loan amount?

Yes. One can pre-pay the loan at any time after 6 months from the date of final disbursement of the loan. Foreclosure charges will be levied as applicable.

9. What is foreclosure Charges?

Foreclosure charges will be 5% + service tax on the outstanding loan amount at the time of foreclosure if the loan is closed within 12 months from the date of 1st disbursement. Foreclosure charge will be 3% + service tax if loan is closed between 12- 24 months from the date of 1st disbursement. The foreclosure charge will be 2% + service tax if loan closed after 24 months from the date of 1st disbursement

10. Can I make part pre-payment?

You can make part pre-payments of a minimum amount of Rs 50,000 after 6 months from the date of first disbursement of the loan. This payment can be made only once in a financial year subject to a maximum of 25% of the balance outstanding against your loan amount at the time of request.

All part prepayments made 12 months prior to the foreclosure of the loan will be charged at the applicable foreclosure rate at the time of foreclosure.

11. How do I repay the loan?

The repayment towards your loan will be from the escrow account opened exclusively for collection of the rentals from the lessee occupying your property.