



Key Facts Statement (KFS)

Retail Diminishing Musharaka housing finance

Details					
Criteria	Parameter	Omani Citizens - Public & Private Sector	Omani Citizens - Self Employed	Expatriates – Gov / Semi Gov or Private Companies	Omani Citizens - Pensioners
	Minimum Service Period	<ul style="list-style-type: none"> Public Sector - 3 months Private - 6 months 	3 years	<ul style="list-style-type: none"> Gov/Semi Gov - 3 months Private Sector - 6 months 	N/A
	Age	<ul style="list-style-type: none"> Minimum 18 Years for Gov & 21 years for Others. Maximum 55 years for MOD & 60 years for others, at end of the tenor. 	Minimum 21 Years & Maximum 60 years at end of the financing	Minimum 21 Years & Maximum 55 years for MOD & 60 years for others, at end of the loan.	70 years at maturity of the finance.
	Minimum Monthly Income	RO 300 for Govt and RO 500 for Private Sector	RO 2,000 – share of profits from audited financial; average of last 3 years or current whichever is lower.	RO 500	RO 300
	Tenor	Up to 25 years	15 Years or Finance must expire at the age of 60 years	Up to 20 years	Up to 25 years
	Maximum Debt Burden Ratio	50% (60% if housing loan is availed)	Max 90% of Wakalah term deposit/Saving Account/ Current account pledged with Muzn	50%	30 % of net pension amount. 40% of the net pension amount if both Housing and Personal finance is availed (subject to not exceeding 30% for Personal finance)
	Insurance	Mandatory Takaful Insurance coverage	Mandatory Life Takaful Insurance coverage	Mandatory Takaful Insurance coverage	Mandatory Life Takaful Insurance coverage
	Document Required	<ol style="list-style-type: none"> Civil ID for Omani's / Passport copy for expatriates Salaried Employees: Salary Slips & Salary Assignment/Job letter/Property Details with Valuation Report, Proof of personal contribution, Life Insurance Self Employed: 3 years audited Financial Statements / Net worth statement, CR Certificate, Valid certificate from the Chamber of Trade & Commerce 			
Product Features	<p>Based on the Islamic concept of Musharaka Mutanaqissa Retail Diminishing Musharaka can be used for following:</p> <p>a) DM- Purchase from 3rd parties (Ready Property including Land) b) DM – Takeover from Conventional Banks (DM Sale & Leaseback). c) DM- Takeover from Islamic Banks</p> <p>No Instalment waivers. For Campaigns, waivers may be allowed. Tenure of Financing is maximum 25 years. Financing rates are flexible which is agreed in the legal agreements. Financing is for Housing Property for personal use only.</p>				
Key Financing parameters ACCOUNT (CONSUMER RISK)	Important Terms and conditions apply are also available @ (www.muzn.om/en/retailbanking/Financing/Pages/AutoFinancing.aspx)				
	Minimum Salary to be eligible	300	Instalments paid	Monthly	
	DBR Requirement	<ul style="list-style-type: none"> 60% on Net Salary for all financings (except Max 50% on Net Salary for Financing Vacant Land). For pensioners: 40 % of net pension amount. 	Financing Rate and Tenure The rate as agreed subject to CBO Ceiling	Tenure up to 10 Years	
	Processing Fee	50 OMR			



Key Facts Statement (KFS)

Retail Diminishing Musharaka housing finance

	Finance to Value	80% of the property market value or purchases price whichever is lower, excluding premium for Life Insurance based on Takaful. For the first-time buyers of housing property it will be 90%.
	Skipping payments	Late payment charges paid to Charity.
Early Termination	Allowed	

Disclaimers

1. All fees mentioned above are mentioned on Bank's website muzn.om (Schedule of Charges) and are exclusive of Value Added Tax (VAT). A VAT of 5% shall be applicable on all Fees levied by the Bank and will be billed along with the Fee and charged in the monthly Statement of Accounts (SOA).
2. The banks Consumer Rights and Responsibility Charter and the General Terms and Conditions are published on the Bank's website, muzn.om
3. The bank reserves the right to decline any consumer application at its sole discretion.

Key Terms

1. Once the house is selected by a customer, a joint ownership is created by entering into a Musharaka with co-owner. The payment is made to the owner of the house. Subsequently, Bank leases its share to Customer under Ijarah Agreement. Customer pays monthly payments for this use as well as purchase the Bank's share in the House. The bank also appoints the Customer as service agent to carry out Takaful/Insurance and major maintenance on behalf of the Bank. Once the customer has purchased all units, the ownership is transferred to the customer with free and clear title to the property.
2. A Flexible Profit rate is agreed with customer subject to maximum ceiling of CBO.
3. The property should be of residential type (house or apartment) with clear title and documentation.
4. The Bank will allow the customer to choose the property of his/her own choice.

By signing the KFS, I hereby agree that I have read and understood the account features, benefits, and applicable charges.

Name of Customer	Customer RIM#	Branch Name	Branch Staff Name
Date & Signature of Customer		Date & Signature of Staff	