



Schedule of Charges - Home Loans / Loan Against Property
IDBI Bank Schedule of Service Charges and Terms & Conditions
applicable to all existing and new customers.

Foreclosure Charges	
<u>Floating Rate Home Loans:</u>	No pre-payment/foreclosure charges are applicable
<u>Loan Against Property and Fixed Rate Home Loans</u>	
If Own Funds (Bank reserves the right to call upon any document considered necessary)	
- Within 6 Months from Final Disbursement	2% / 3% / As Per Sanction terms
- After 6 Months from Final Disbursement	NIL
• If Balance Transfer	2% / 3% / As Per Sanction terms
Foreclosure Terms & Conditions	
• Time for Original document retrieval after realization of closure payment	15 working days
• Collection of original documents.	Only by Applicant OR Co-Applicant/s OR POA holder (with appropriate clause for collection of original documents)
• Next EMI	If foreclosure is realized after the 20th of the month, your next EMI will hit for clearing. We request you to instruct your Bank to make a stop payment (ECS/PDC) for your next month's installment. If the EMI is recovered after closure of your Loan account the same will be refunded back to you. Please note IDBI Bank Ltd will not bear the cost of stop payment or cheque bounce charges levied by your Bank.
Part Payment Terms and Conditions	
• Maximum Number of times	4 times in a Financial Year
• Minimum Amount	INR 50,000/-

Processing Fees	
<ul style="list-style-type: none"> Home Loan and its variants 	Nil
<ul style="list-style-type: none"> Loan Against Property/ Loan Against Rent Receivables / Loan Against Property-Interest Saver / Reverse Mortgage Loan/ Loan for Commercial Property Purchase / Turnover Based Loan Against property and its variants 	1 % of loan amount plus applicable tax.
<ul style="list-style-type: none"> Loan Against Property-Overdraft 	<ul style="list-style-type: none"> 1% of the loan amount plus applicable taxes. On Renewal processing fees of Rs.5000/+ applicable Service tax to be collected up front.
<ul style="list-style-type: none"> Loan Against Rent Receivables to landlords of IDBI Bank Ltd. 	NIL
<ul style="list-style-type: none"> Loan to the landlords of IDBI Bank for setting up of Currency Chests against future rent receivables. 	
<ul style="list-style-type: none"> Loan for Insurance Premium 	
Other Charges (Inclusive of ST+ES)	
<ul style="list-style-type: none"> Copy of Property Documents 	INR 225/-
<ul style="list-style-type: none"> Swapping of PDCs/ECS or change of repayment mode to PDC or ECS 	INR 575/-
<ul style="list-style-type: none"> Cheque Return/ ECS Return Charges Due to financial Reasons as under: <ul style="list-style-type: none"> Funds insufficient Exceed arrangement Refer to drawer Not arranged For Full cover not received Effects not cleared 	INR 300/-
<ul style="list-style-type: none"> Duplicate Statement Charge 	INR 115/-
<ul style="list-style-type: none"> Re issuance of PO/DD 	INR 115/-
<ul style="list-style-type: none"> Duplicate Certificate / Interest Paid Certificate 	INR 150/-
<ul style="list-style-type: none"> Copy of credit information obtained from CIBIL 	INR 50/-

<ul style="list-style-type: none"> • Penal Interest charges on Overdue amount for delayed period 	5% Per Annum
Review of Interest Rate in Fixed Rate Home Loan	
<ul style="list-style-type: none"> • Review of setting of interest rate (For 3 to 10 Yrs as applicable) 	The interest rate will be reviewed on the 10th of the same month at the end of 3 to 10 years from the date of the first disbursement released under the facility.
Conversion of Fixed Rate Home Loans to Floating Rate Home Loans	
<ul style="list-style-type: none"> ➤ At the end of fixed period of 3/10 years, the rates will be automatically converted into Floating Rate i.e. prevailing Base Rate (BR) plus applicable spread for the floating rack rate at the time of sanction. For this one time conversion from Fixed to Floating rate there will be no conversion charge, payable by the borrower. 	
<u>Conversion of Home Loan / Loan Against Property accounts to Home Loan Interest Saver / Loan Against Property Interest Saver respectively, and vice versa.</u>	
<ul style="list-style-type: none"> ➤ One time conversion may be allowed to existing customers to convert their Home Loan account to Home Loan Interest Saver account or vice versa with a conversion charge of 0.75% of outstanding loan amount plus applicable taxes. ➤ One time conversion may be allowed to existing customers to convert their Loan Against Property account to Loan Against Property Interest Saver account or vice versa with a conversion charge of 0.75% of outstanding loan amount plus applicable taxes. 	
Conversion of Floating to Fixed Rate cases	
<ul style="list-style-type: none"> ➤ Existing floating rate borrowers may be allowed to switch over to prevailing fixed rate on payment of conversion fees of 0.50% (plus applicable taxes) of the outstanding loan amount. 	
Conversion of existing higher floating rate Home Loans to Lower Floating Rate	
<ul style="list-style-type: none"> ➤ Existing floating rate borrowers are allowed to switch over to the prevailing Home Loan floating rate on payment of 0.50% Conversion fees(plus applicable taxes.) on the outstanding loan amount 	
Conversion of existing Fixed Rate Home Loans to prevailing Floating Rate	
<ul style="list-style-type: none"> ➤ Existing fixed rate borrower be allowed to switch over to prevailing floating rate on payment of conversion fees of 0.5% of the outstanding loan amount plus applicable taxes. 	
Home Loan Account Conversion Charges: Plot loan and all Composite Loan cases	
<ul style="list-style-type: none"> ➤ In case of non completion of construction activity within stipulated time period, such home loan accounts would be converted into prevailing LAP Rate (Base Rate + applicable spread), from the date of initial disbursement. 	
Conversion of existing floating rate Mortgage Loans to prevailing floating rate	

- Existing Mortgage Loan borrowers (Loan Against Property, Loan Against Property - Over Draft, Loan Against Property Interest Saver & Loan Against Rent Receivables) may be allowed to switch over to the prevailing floating rate of interest applicable to each product on the outstanding loan amount by paying a rate conversion fee of 0.25% of the outstanding loan amount, plus applicable taxes.

Conversion of BPLR linked cases to Base Rate

- A one time option is given to switch over to Base Rate (BR) to the desirous existing loan customers whose loan accounts are linked to Benchmark Prime Lending Rate (BPLR) The customers who are interested to convert themselves from BPLR to Base Rate may contact the nearest Retail Asset Centre(RAC) / Branch for the same. No conversion charges are applicable for such conversion process.

Review of Interest Rate in Floating cases

Interest Rate is linked to the BR / BPLR

BPLR / BR will be reviewed from time to time as per the discretion of the Bank.

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