



**Schedule of Charges - Home Loans / Mortgage Loans**

**IDBI Bank Schedule of Service Charges and Terms & Conditions (w.e.f. 16/1/2013) applicable to all existing and new customers.**

<b>Foreclosure Charges</b>							
<b><u>Floating Rate Housing Loans:</u></b> No pre-payment/foreclosure charges are applicable.							
<b><u>Mortgage Loans and Fixed Rate Housing Loans</u></b>							
<ul style="list-style-type: none"> <li>• <b>If Own Funds</b> (Bank reserves the right to call upon any document considered necessary)           <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">- Within 6 Months from Final Disbursement</td> <td>2% / 3% / As Per Sanction terms</td> </tr> <tr> <td>- After 6 Months from Final Disbursement</td> <td>NIL</td> </tr> </table> </li> <li>• <b>If Balance Transfer</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td>2% / 3% / As Per Sanction terms</td> </tr> </table> </li> </ul>		- Within 6 Months from Final Disbursement	2% / 3% / As Per Sanction terms	- After 6 Months from Final Disbursement	NIL		2% / 3% / As Per Sanction terms
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<b>Foreclosure Terms &amp; Conditions</b>							
<ul style="list-style-type: none"> <li>• Time for Original document retrieval after realization of closure payment</li> </ul>	15 working days						
<ul style="list-style-type: none"> <li>• Collection of original documents.</li> </ul>	Only by Applicant <b>OR</b> Co-Applicant/s <b>OR</b> POA holder (with appropriate clause for collection of original documents)						
<ul style="list-style-type: none"> <li>• Next EMI</li> </ul>	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.						
<b>Part Payment Terms and Conditions</b>							
<ul style="list-style-type: none"> <li>• Maximum Number of times</li> </ul>	4 times in a Financial Year						
<ul style="list-style-type: none"> <li>• Minimum Amount</li> </ul>	INR 50,000/-						
<b>Processing Fees</b>							
<ul style="list-style-type: none"> <li>• Home Loan</li> </ul>	0.50% of loan amount (Plus applicable taxes) (Rs 2500(plus applicable taxes) to be collected at login and balance at the time of sanction )						
Reverse Mortgage Loan/Loan for commercial property Purchase	1% of the loan amount plus service tax.						

<ul style="list-style-type: none"> <li>Loan Against Property/ Loan Against Property-overdraft / Loan Against Rent Receivables / Plot Lap / Home Loan Interest Saver</li> </ul>	1.5%of loan amount. (plus applicable taxes) (Rs 10,000 or 0.5 % (plus applicable taxes)of the loan amount whichever is lower, to be collected at login and balance at the time of sanction )
<b>Other Charges (Inclusive of ST+ES)</b>	
<ul style="list-style-type: none"> <li>Copy of Property Documents</li> </ul>	INR 225/-
<ul style="list-style-type: none"> <li>Swapping of PDCs/ECS or change of repayment mode to PDC or ECS</li> </ul>	INR 575/-
<ul style="list-style-type: none"> <li>Cheque Return/ ECS Return Charges Due to financial Reasons as under: <ul style="list-style-type: none"> <li>Funds insufficient</li> <li>Exceed arrangement</li> <li>Refer to drawer</li> <li>Not arranged For</li> <li>Full cover not received</li> <li>Effects not cleared</li> </ul> </li> </ul>	INR 300/-
<ul style="list-style-type: none"> <li>Duplicate Statement Charge</li> </ul>	INR 115/-
<ul style="list-style-type: none"> <li>Re issuance of PO/DD</li> </ul>	INR 115/-
<ul style="list-style-type: none"> <li>Duplicate Certificate / Interest Paid Certificate</li> </ul>	INR 150/-
<ul style="list-style-type: none"> <li>Copy of credit information obtained from CIBIL</li> </ul>	INR 50/-
<ul style="list-style-type: none"> <li>Penal Interest charges on Overdue amount for delayed period</li> </ul>	5% Per Annum
<b>Review of Interest Rate in Fixed Rate Home Loan</b>	
<ul style="list-style-type: none"> <li>Review of setting of interest rate (For 3 Or 5 Yrs as applicable)</li> </ul>	The interest rate will be reviewed on the 10th of the same month at the end of 3/5 years from the date of the first disbursement released under the facility.
<b>Conversion of Fixed Rate Home Loans to Floating Rate Home Loans</b>	
At the end of fixed period of 3/5 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.	

<b>Conversion of Floating to Fixed Rate cases</b>	
Existing floating rate borrowers may be allowed to switch over to prevailing fixed rate on payment of conversion fees of 1% of the outstanding loan amount, plus applicable taxes subject to minimum of Rs. 10000/- plus applicable taxes.	
<b>Conversion of existing higher floating rate Home Loans to Lower Floating Rate</b>	
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	
<b>Conversion of existing Fixed Rate Home Loans to prevailing Floating Rate</b>	
Existing fixed rate borrower be allowed to switch over to prevailing floating rate on payment of conversion fees of 1.5% of the outstanding loan amount, subject to minimum of Rs. 10000/- plus applicable taxes.	
<b>Conversion of existing floating rate Mortgage Loans to prevailing floating rate</b>	
Existing Mortgage Loan borrowers (Loan Against Property, Loan Against Property - Over Draft & 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 0.75% of the outstanding loan amount, plus applicable taxes	
<b>Conversion of BPLR linked cases to Base Rate</b>	
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 RAC for the same. No conversion charges are applicable for such conversion process.	
<b>Review of Interest Rate in Floating cases</b>	
Interest Rate is linked to the BR / BPLR	BPLR / BR will be reviewed from time to time as per the discretion of the Bank.