



HOUSING AND DEVELOPMENT AUTHORITY
OUR COMMITMENT - PROSPEROUS PAKISTAN

Mera Pakistan - Mera Ghar Government's Mark-up Subsidy Scheme for Housing Finance

Particulars	Mark up Subsidy Program																																								
Eligibility Criteria	<ul style="list-style-type: none"> All men/women holding CNIC. First time home owner. One individual can have subsidized house loan facility under this scheme only once. 																																								
Tiers of the Scheme	<ul style="list-style-type: none"> Financing under Tier 0 is available through microfinance banks for financing of housing units under non-NAPHDA projects. Financing under Tier 1 is available through banks for financing under NAPHDA projects. Financing under Tier 2 and Tier 3 is available through banks for financing of housing units under non-NAPHDA projects. 																																								
Size of Housing Unit	<p>Size of the loan is segregated into four tiers, as under:</p> <ul style="list-style-type: none"> Tier 0 (T0) - (a) House upto 125 sq. yds. (5 Marla) and (b) flat/apartment with maximum covered area of 1,250 sq. ft. Tier 1 (T1) - (a) House upto 125 sq. yds. (5 Marla) with maximum covered area of 850 sq. ft. and (b) Flat/apartment with maximum covered area of 850 sq. ft. Tier 2 (T2) - (a) House upto 125 sq. yds. (5 Marla) and (b) flat/apartment with maximum covered area of 1,250 sq. ft. Tier 3 (T3) - (a) House upto 250 sq. yds. (10 Marla) and (b) flat/apartment with maximum covered area of 2,000 sq. ft. 																																								
Age of Housing Units	Newly constructed housing units during last one year from the date of application. However, this requirement will not be applicable till March 31, 2023 under Tier 0, Tier 2 and Tier 3.																																								
Maximum Value of Housing Units	<p>Maximum Price (Market Value) of a single housing unit at the time of approval of financing, as under:</p> <ul style="list-style-type: none"> Tier 1 (T1) - Rs 3.5 million. Tier 0 (T0), Tier 2 (T2) and Tier 3 (T3) - No cap. 																																								
Maximum Loan Size	<p>Maximum size of the loan of a single housing unit, as under:</p> <ul style="list-style-type: none"> Tier 0 (T0) - Rs 2.0 million. Tier 1 (T1) - Rs 2.7 million. Tier 2 (T2) - Rs 6.0 million. Tier 3 (T3) - Rs 10.0 million. 																																								
Executing Agency	All commercial banks including Islamic banks, microfinance banks and House Building Finance Company Limited (HBFC)																																								
Loan Tenor	Minimum 5 years and maximum 20 years loan tenor, depending upon choice of customers.																																								
Pricing	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Loan Tiers</th> <th style="text-align: center;">Customer Pricing</th> <th style="text-align: center;">Bank Pricing</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Tier 0</td> <td style="text-align: center;">5% for first 5 years & 7% for next 5 years</td> <td style="text-align: center;">KIBOR+700 BPS</td> </tr> <tr> <td style="text-align: center;">Tier 1</td> <td style="text-align: center;">3% for first 5 years & 5% for next 5 years</td> <td style="text-align: center;">KIBOR+250 BPS</td> </tr> <tr> <td style="text-align: center;">Tier 2</td> <td style="text-align: center;">5% for first 5 years & 7% for next 5 years</td> <td rowspan="2" style="text-align: center;">KIBOR+400 BPS (Spread may vary)</td> </tr> <tr> <td style="text-align: center;">Tier 3</td> <td style="text-align: center;">7% for first 5 years & 9% for next 5 years</td> </tr> </tbody> </table> <p>For loan tenors exceeding 10 years, market rate i.e. bank pricing will be applicable for the period exceeding 10 years.</p>	Loan Tiers	Customer Pricing	Bank Pricing	Tier 0	5% for first 5 years & 7% for next 5 years	KIBOR+700 BPS	Tier 1	3% for first 5 years & 5% for next 5 years	KIBOR+250 BPS	Tier 2	5% for first 5 years & 7% for next 5 years	KIBOR+400 BPS (Spread may vary)	Tier 3	7% for first 5 years & 9% for next 5 years																										
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Geographical Distribution	Whole of Pakistan.																																								
Complaints Resolution	<ul style="list-style-type: none"> The applicants may lodge their complaints at the SBP's Service Portal for the Scheme by visiting the link: https://servicedesk.sbp.org.pk SBP offices across the country are also facilitating applicants in lodging their complaints. 																																								



Help Desk - SBP Banking Services Corporation