



how can we help you?

Make housing more accessible to your Fund Members

Natal Joint Municipal Pension and Provident Funds



First National Bank - a division of First Rand Bank Limi

FNB



First National Bank - a division of First Rand Bank Limited. An Authorised Financial Services and Credit Provider (NCRCP20)



Objective

To offer participating members access to a Housing Loan secured by their Pension/ Provident Fund in terms of Section 19(5)(a) of the Pension Funds Act of 1956

The loan can be used for

- Purchasing a home
- Buying land
- Building a new home
- Home improvements i.e. renovations and maintenance

FNB
First National Bank



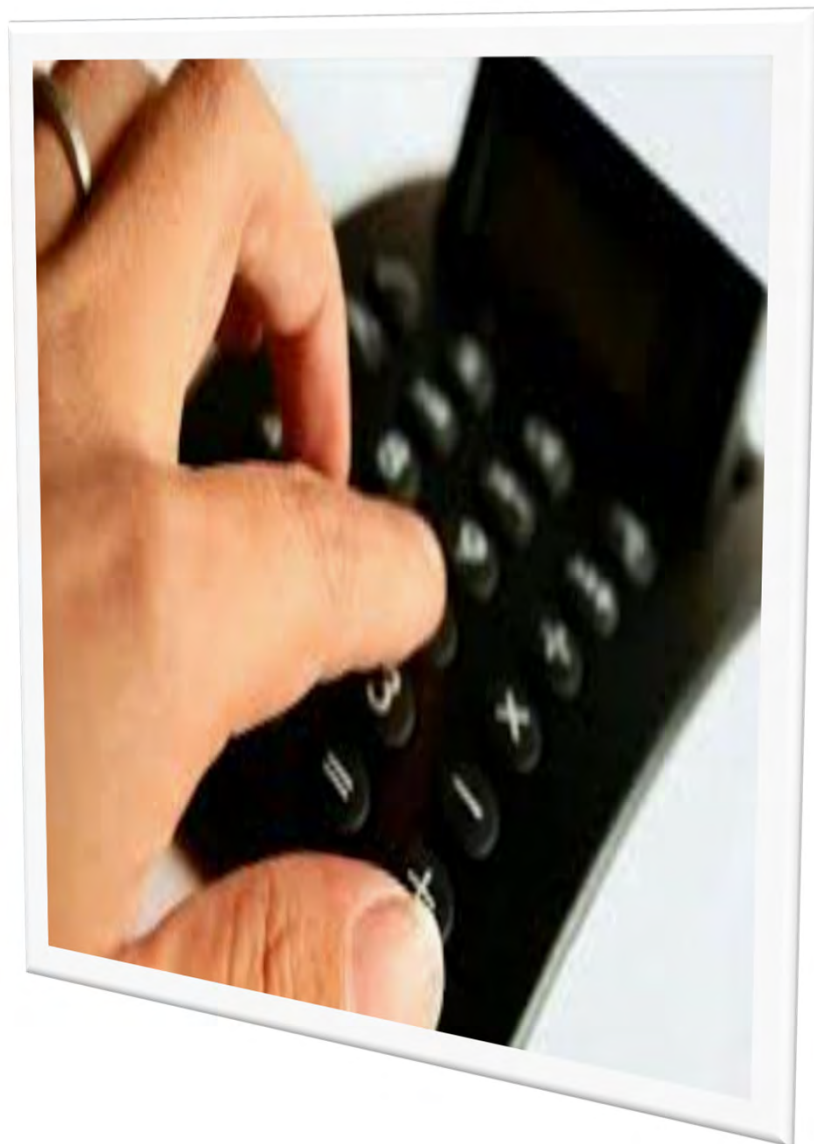
Loan Parameters

- Minimum Loan Term - 12 months
- Maximum Loan Term - 240 months (or before the Member's normal retirement age)
- Minimum Loan Amount - R5 000
- Maximum Loan Amount - As per Fund Rules (50% withdrawal benefit) & affordability in terms of NCA
- Minimum Monthly Repayment - R100 per month



Pricing

- Interest Rate - Prime Rate minus 1.25%
- Customer Protection Plan (also known as Risk Benefit Cover)
 - R2.49 per R1 000 p/m (with Gap Cover)
 - R2.10 per R1 000 p/m (with no Gap Cover)
- Monthly Administration Fee - R11.40 (incl. VAT)





Customer Protection Plan with **Gap Cover**

Members receive cover in the following instances, cover is for the full loan amount and excludes arrears:

- Death - Settles outstanding balance **& difference between balance and original loan amount** is paid out to the estate
- Permanent disability - Settles outstanding balance **& difference** paid out to the Member
- Dreaded disease - Settles outstanding balance **& difference** is paid out to the Member
- Temporary disability - Six months instalments paid
- Retrenchment - Six months instalments paid



Customer Protection Plan without **Gap Cover**

Members receive cover in the following instances, cover is for the full loan amount and excludes arrears :

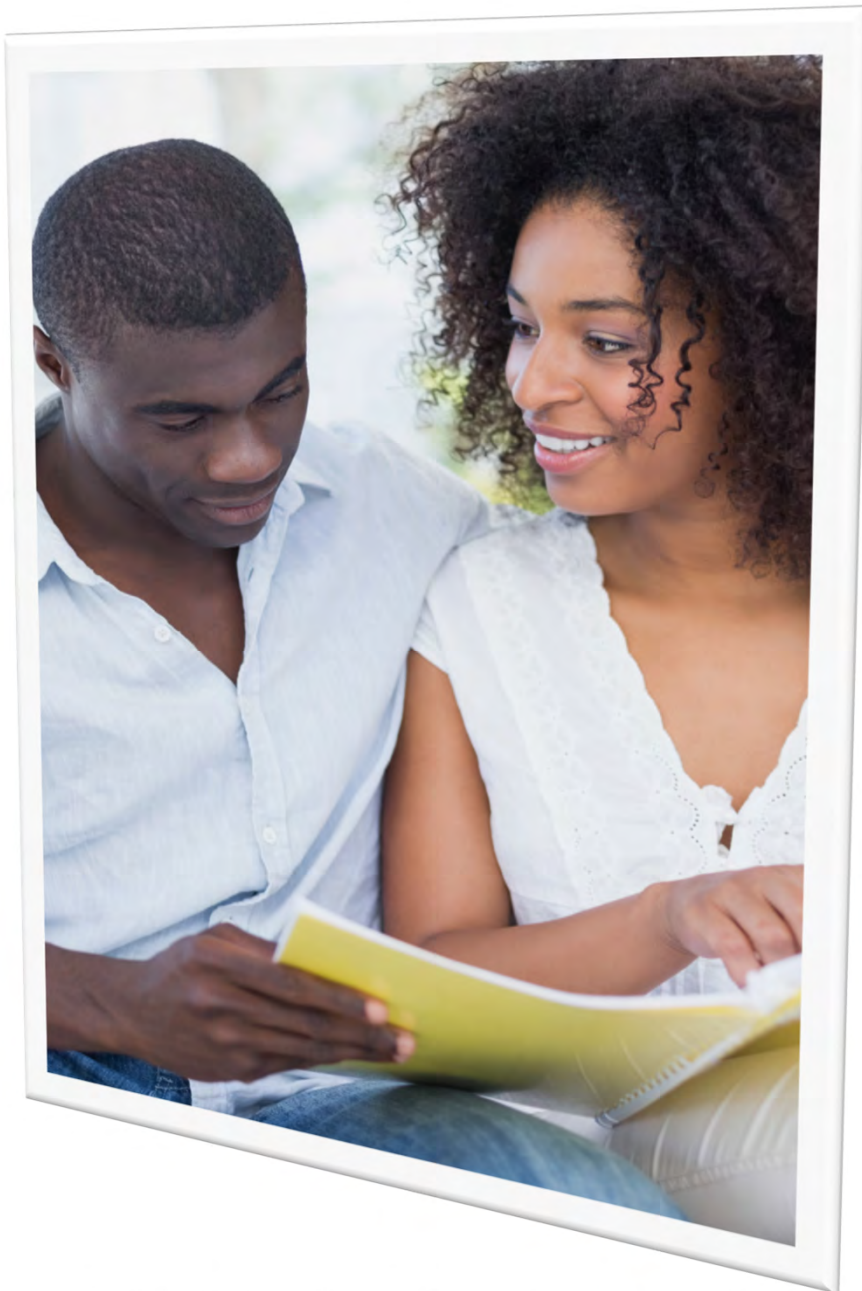
- Death - Settles outstanding balance at time of death
- Permanent disability - Settles outstanding balance as at the time of permanent disability
- Dread disease - Settles outstanding balance in the event of a dread disease claim
- Temporary disability – Six months instalments paid
- Retrenchment - Six months instalments paid



Qualifying Criteria

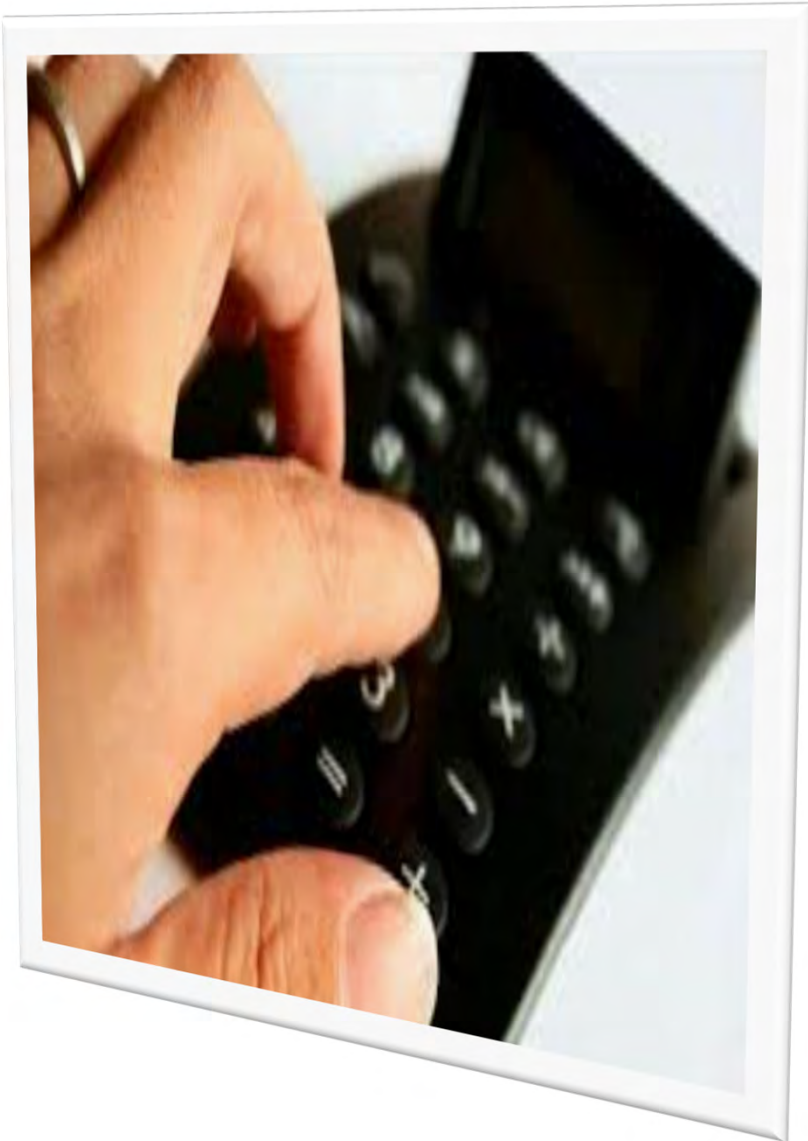
- Customer must belong to the Pension/ Provident Fund
- Have a green bar-coded, RSA Identity document
- Permanently employed for 12 months or longer
- Be 18 years or older
- An Affordability Assessment is done on the client in terms of the NCA (National Credit Act) and FNB's Credit Policy . (CCA, NLR and Bureau checks)





Loan Repayments

- Repayments are made via payroll deduction. A repayment letter is issued to the employer at inception.
- A monthly electronic payment deduction schedule is provided to the employer



Process to apply

- SMS "HOME" to a designated number 30752 (at no cost) and a consultant will contact the Member
- Complete the loan application form, **together with the required documentation**, and submit to the following email address:
smarthousingplandocs@fnb.co.za

Turnaround time

- 48 - 72 hours
- If all documents are received in clear order and no delays experienced, Member can receive money within 2 weeks



Documents required

- Completed loan application form
- Certified Copy of green bar coded R.S.A. Identity Document
- Latest salary statement/s
- Building quotation or Offer to purchase
 - not to be older than 3 months
- Latest proof of residence
 - not to be older than 3 months
- Latest 3 months' bank statement only for a non-FNB banked Member
- Settlement letter from the respective bank, if the Member has an existing pension-backed loan

