



MRHMFL RURAL HOUSING & MORTGAGE FINANCE LIMITED

Rate of Interest Switch / Conversion Policy

Floating Rate Loans

All existing borrowers have an option to change the existing applicable spread to the prevailing applicable spread. In case of a partly or fully disbursed loan, the Switch / Conversion fee payable to avail the Switch / Conversion shall be up to maximum of 4% on the principal outstanding (POS) or Rs. 15,000/- plus applicable taxes.

The facility is available only to regular paying borrower with NIL EMI/PEMI due in the Loan Account.

The above fees/charges are subject to change without prior notice.

Fixed Rate to Floating Rate and vice versa

All existing borrowers have an option to change the existing Rate Method from Fixed Rate to Floating Rate or vice versa. In case of a partly or fully disbursed loan, the switch / conversion fee payable to avail the Switch / Conversion shall be up to maximum of 4% on the principal outstanding (POS) or Rs. 15,000/- plus applicable taxes.

The facility is available only to regular paying borrower with NIL EMI/PEMI due in the Loan Account.

The above fees / charges are subject to change without prior notice.

Fixed Rate Loans

All existing borrowers have an option to change the existing applicable spread to the prevailing applicable spread. In case of a partly or fully disbursed loan, the Switch / Conversion fee payable to avail the Switch / Conversion shall be up to maximum of 4% on the principal outstanding (POS) or Rs. 15,000/- plus applicable taxes.

The facility is available only to regular paying borrower with NIL EMI / PEMI due in the Loan Account.

The above fees / charges are subject to change without prior notice.

The Company may provide the option of the switch *once* during the currency of his Loan tenor.

The borrowers will be given the choice to opt for (a) enhancement in EMI or elongation of tenor or for a combination of both options; and, (b) to prepay, either in part or in full, at any point during the tenor of the loan. Levy of foreclosure charges / pre-payment penalty shall be subject to extant policy of the Company.

The Company will ensure that the elongation of tenor in case of floating rate loan does not result in negative amortisation.

Other Conditions:

- Stamping/franking costs as applicable for switching, will be borne by the borrower.
- The switch will be permissible 2 years after date of disbursement.
- Existing borrowers opting to switch from floating to fixed rate loan may be required to submit their latest income documents for fresh credit assessment or make a part-payment to maintain loan affordability.
- The pricing for the fixed rate loans is expected to be higher than floating rate loans. Due to rate differential and relatively lower maximum tenure on fixed rate loans (implying higher EMI), existing borrowers opting to switch from floating to fixed rate loan may be required to submit their latest income documents for fresh credit assessment or make a part-payment to maintain loan affordability.
