



TBLA

THE TRINIDAD BUILDING AND LOAN ASSOCIATION

**Easy access to
mortgage financing
Subscription Shares
Fixed Deposit
Saving
Investment
products**



MORTGAGE REQUIREMENTS

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WHAT YOU NEED TO KNOW!

WHAT IS MORTGAGE

A MORTGAGE IS A LONG-TERM, FINANCIAL ARRANGEMENT THAT ALLOWS YOU TO ENJOY THE COMFORT OF HOME OWNERSHIP BY MAKING MONTHLY MORTGAGE INSTALLMENTS OVER A PERIOD OF 10 TO 30 YEARS.

THE ABILITY FOR YOU TO SERVICE YOUR MORTGAGE INSTALLMENT OVER A PERIOD OF TIME DEPENDS ON YOUR ABILITY TO SUSTAIN YOUR INCOME AND REMAIN EMPLOYABLE.

WHAT IS A MORTGAGE PRE-ASSESSMENT?

IT IS AN EVALUATION ON THE POTENTIAL MORTGAGOR THAT INFORMS OF THE MAXIMUM LOAN AMOUNT FOR WHICH HE/SHE CAN QUALIFY. THE FOLLOWING WOULD BE REQUIRED FOR THE ASSESSMENT; MONTHLY INCOME; MONTHLY EXPENSES; LIABILITIES AND ASSETS.

WHAT ADVANTAGES DOES TBLA OFFER ITS CUSTOMERS?

- MORTGAGE SPECIALIST FOR OVER 128 YEARS
- EXPERT FINANCIAL COUNSELLING
- FRIENDLY ENVIRONMENT AND EFFICIENT STAFF
- UP TO 90% FINANCING AVAILABLE
- EASY TRANSFER OF MORTGAGE LOANS FROM OTHER INSTITUTIONS TO TBLA

FACTORS THAT INFLUENCE A MORTGAGE

INCOME STABILITY AND EMPLOYMENT ARE MAJOR FACTORS THAT AFFECT THE OUTCOME OF A MORTGAGE.

WHAT PART OF THE COUNTRY WOULD YOU LIKE TO LIVE OR WHERE WOULD YOU AND YOUR FAMILY LIKELY SPEND A GREAT PORTION OF YOUR LIFE?

IT WOULD BE BENEFICIAL TO THINK ABOUT THE EFFECTS OF THE DISTANCE BETWEEN WORK AND HOME; HOW ACCESSIBLE IS PUBLIC TRANSPORT ETC.

DO I HAVE THE DOWN PAYMENT AND/OR CAPITAL TO ENTER INTO A MORTGAGE?

THE UP-FRONT CASH REQUIREMENT FOR A MORTGAGE TRANSACTION CAN RANGE FROM 10% TO 30% DEPENDING ON THE APPLICATION. FOR INSTANCE, A PROPERTY COSTING \$800,000 WOULD REQUIRE A STARTUP CASH INJECTION OF \$80,000.00 TO \$240,000.00.



HOW DOES INCOME AFFECT A MORTGAGE APPLICATION

THE LENDER'S DECISION TO GRANT A MORTGAGE IS BASED PRIMARILY ON THE APPLICANT'S ABILITY TO REPAY THE MORTGAGE WITHIN THE MORTGAGE PERIOD. IN ORDER TO FACILITATE THE MORTGAGE PROCESS, THE APPLICANT IS ADVISED TO HAVE ALL SUPPORTING DOCUMENTS TO ASCERTAIN HIS/HER INCOME, ESPECIALLY THAT OF ADDITIONAL INCOME.

HOW DO I CALCULATE WHAT MY MONTHLY INSTALLMENT SHOULD BE?

THE MONTHLY INSTALLMENT IS DETERMINED BY THE LOAN AMOUNT, DURATION OF THE LOAN AND THE MORTGAGE LOAN RATE. TBLA RECOMMENDS THAT 40% OF YOUR GROSS MONTHLY INCOME SHOULD NOT EXCEED YOUR MONTHLY COMMITMENTS INCLUSIVE OF THE NEW MORTGAGE INSTALLMENT. FOR INSTANCE, A MORTGAGE OF \$800,000.00 OVER 20 YEARS AT 7% WOULD ATTRACT AN INSTALLMENT OF \$6,202.39 PER MONTH.

WHAT ARE THE VARYING TYPES OF MORTGAGES AVAILABLE?

YOU CAN APPLY FOR A TBLA MORTGAGE LOAN FOR ANY OF THE FOLLOWING PURPOSES :

- HOUSE PURCHASE
- LAND PURCHASE
- HOME CONSTRUCTION (BRIDGING FINANCE)
- HOME RENOVATION
- DEBT CONSOLIDATION/REFINANCING
- EQUITY - WHICH IS THE USE OF AN EXISTING PROPERTY AS COLLATERAL FOR THE LOAN
- COMMERCIAL PROPERTY

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WHAT YOU NEED TO KNOW!

CAN I APPLY FOR A MORTGAGE LOAN ALONG WITH MY SPOUSE OR OTHER RELATIVE?

Yes, you can apply for a mortgage singly or with one or more persons.

WHAT ARE THE TYPES OF INSURANCE AVAILABLE TO MORTGAGORS

HOME OWNERS' INSURANCE. THIS IS A REQUIREMENT OF THE MORTGAGE LOAN. IT PROTECTS YOUR HOME AGAINST FIRE AND NATURAL DISASTERS.

TERM OR LIFE INSURANCE. THIS INSURANCE IS TO LIQUIDATE THE OUTSTANDING LOAN BALANCE IN THE EVENT OF THE UNTIMELY PASSING OF THE MORTGAGOR.

OTHER INSURANCE AS DETERMINED BY THE ASSOCIATION.

REQUIRED DOCUMENTATION FOR A MORTGAGE APPLICATION

1. JOB LETTER.
2. RECENT PAY SLIP.
3. PERSONAL FINANCIAL STATEMENT.
4. COPY OF TWO FORMS OF IDENTIFICATION (ID/DP/PP).
5. REGISTERED COPY OF FREEHOLD/LEASEHOLD DEED OR INSTRUMENT.
6. EVIDENCE OF RATES AND TAXES PAID TO DATE.
7. WASA CLEARANCE CERTIFICATE.
8. EVIDENCE OF RECORDED ASSETS AND LIABILITIES.
9. CURRENT PROPERTY VALUATION
10. BANK STATEMENTS
11. EVIDENCE OF BIR NO'S.

ADDITIONAL REQUIREMENTS UPON LOAN APPROVAL:

1. PURCHASE OF MORTGAGORS' SHARES.
2. COVERAGE OF HOME OWNERS INSURANCE.
3. ASSIGNMENT OF LIFE/TERM INSURANCE OF AN AMOUNT NOT LESS THAN THE MORTGAGE.

IF SELF-EMPLOYED:

1. CERTIFIED FINANCIAL STATEMENTS.
2. PROJECTED CASH FLOW FOR 2 TO 3 YEARS.
3. MEMORANDUM OF INCORPORATION AND BY-LAWS (COMPANY).
4. LAST ANNUAL RETURN FILED AT THE REGISTRAR OF COMPANIES.
5. BANK STATEMENTS.

FOR PURCHASE OF PROPERTY:

1. SIGNED AGREEMENT TO PURCHASE AND EVIDENCE OF DOWN PAYMENT MADE.

FOR CONSTRUCTION/ RENOVATIONS:

1. ESTIMATED VALUATION BEFORE AND AFTER CONSTRUCTION.
2. APPROVED BUILDING PLANS.
3. LAND DEVELOPMENT APPROVAL FROM RELEVANT AUTHORITIES.
4. SIGNED QUANTITY SURVEYOR'S REPORT (FROM THE ASSOCIATION'S PANEL).
5. SIGNED BUILDER'S ESTIMATE.

QUALIFYING TABLE FOR MORTGAGE REQUIREMENTS FIGURES ARE BASED ON AN AMORTISED MORTGAGE OVER 25 YEARS AT 7% PER ANNUM.

VALUE OF MORTGAGE LOAN	MONTHLY PAYMENT	QUALIFYING INCOME BASED ON 40% DSR
\$200,000	\$1,414	\$3,534
\$300,000	\$2,120	\$5,300
\$400,000	\$2,827	\$7,068
\$500,000	\$3,534	\$8,835
\$600,000	\$4,241	\$10,602
\$700,000	\$4,947	\$12,369
\$800,000	\$5,654	\$14,136
\$900,000	\$6,361	\$15,903
\$1,000,000	\$7,068	\$17,670
\$1,100,000	\$7,775	\$19,436
\$1,200,000	\$8,481	\$21,204
\$1,300,000	\$9,188	\$22,970
\$1,400,000	\$9,895	\$24,737
\$1,500,000	\$10,602	\$26,504

FREQUENTLY ASKED QUESTIONS

WHAT IS A SUBSCRIPTION SHARE?

A SUBSCRIPTION SHARE IS AN INVESTMENT CERTIFICATE THAT CARRIES A FUTURE FACE VALUE. IT IS PAID FOR BY INSTALLMENTS OVER A PERIOD OF TIME. ONCE HELD THE SUBSCRIPTION SHARE ENTITLES THE PERSON TO BE A MEMBER OF THE ASSOCIATION.

WHY PURCHASE SUBSCRIPTION SHARES?

MANY PERSONS, ORGANISATIONS AND INVESTORS HAVE FUTURE GOALS. THIS HIGH YIELDING INVESTMENT IS IDEALLY SUITED TO CATER FOR YOUR CHILDREN'S EDUCATION DOWN PAYMENT FOR HOUSE OR CAR, A GIFT FOR SOMEONE SPECIAL, TO LIQUIDATE FUTURE COMMITMENTS, MEDICAL SAVINGS PLAN, SUPPLEMENTAL PENSION SAVINGS, SINKING FUND FOR FUTURE PAYMENTS OR JUST TO DIVERSIFY YOUR INVESTMENT PORTFOLIO.

HOW ARE SUBSCRIPTION SHARES PAID FOR?

SUBSCRIPTION SHARES ARE PAID FOR IN ADVANCE, MONTHLY, QUARTERLY OR HALF-YEARLY, WITHIN EACH CYCLE – JANUARY TO JUNE; AND JULY TO DECEMBER. PAYMENTS CAN BE MADE BY CASH, CHEQUE, POST DATED CHEQUE, SALARY DEDUCTION, BANKER'S STANDING ORDER, INTERNAL STANDING ORDER OR LINX.

ARE DIVIDENDS PAID ON SUBSCRIPTION SHARES?

ONCE DECLARED, DIVIDENDS WILL BE CREDITED TO SHAREHOLDERS UN-MATURE SUBSCRIPTION SHARE ACCOUNTS ON THE 30TH JUNE AND ON THE 31ST DECEMBER OF EACH YEAR. DIVIDENDS ARE CALCULATED ON SHAREHOLDERS AVERAGE BALANCE DURING EACH PAYMENT CYCLE.

HOW WILL SUBSCRIPTION SHARES BE ISSUED?

THE BOARD WILL DETERMINE WHEN TO ISSUE SUBSCRIPTION SHARES. BY FILLING OUT A SUBSCRIPTION SHARE APPLICATION FORM, PERSONS CAN APPLY FOR SUBSCRIPTION SHARES.

ARE THERE ANY LIMITS ON THE NUMBER OF SUBSCRIPTION SHARES PER PERSON?

THE BOARD WILL DETERMINE THE LIMIT OR MAXIMUM NUMBER OF SUBSCRIPTION SHARES ANY ONE PERSON OR INSTITUTION CAN PURCHASE.

WILL I GET A CERTIFICATE ON THE PURCHASE OF SUBSCRIPTION SHARES?

THE BOARD WILL DETERMINE THE LIMIT OR MAXIMUM NUMBER OF SUBSCRIPTION SHARES ANY ONE PERSON OR INSTITUTION CAN PURCHASE.

WILL I RECEIVE A STATEMENT OF MY SUBSCRIPTION SHARES ACCOUNT BALANCE?

STATEMENTS ARE ISSUED TWICE PER YEAR – IN JANUARY AND JULY SO THAT SHAREHOLDERS CAN KEEP TRACK OF THEIR PERFORMANCE AND FUND BALANCE.

CAN I WITHDRAW MY SUBSCRIPTION SHARES BEFORE MATURITY?

INVESTMENTS IN SUBSCRIPTION SHARES ARE MADE TO FULFILL MEMBERS' FUTURE GOALS. IN THE EVENT OF MEMBERS' UNFORESEEN CIRCUMSTANCES, WITHDRAWALS ARE ALLOWED WITH THE BOARD'S APPROVAL.

THE MEMBER SHALL PAY A SMALL FEE TO THE ASSOCIATION ON THE CREDIT OF THE SHARE ACCOUNT ON THE DATE OF WITHDRAWAL.

SUBSCRIPTION SHARES

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HOW LONG DO I HAVE TO WAIT BEFORE MY SUBSCRIPTION SHARES MATURE?

SUBSCRIPTION SHARES WILL MATURE WHEN THE CREDIT TO THE SHARE ACCOUNT REACHES THE AGGREGATE FACE VALUE AMOUNT – THAT IS, NUMBER OF SHARES BY EACH SHARE FACE VALUE. FOR INSTANCE, SOMEONE WHO INVESTS IN 5 SUBSCRIPTION SHARES WITH A FACE VALUE OF \$5,000.00 EACH, WOULD ATTAIN HIS /HER GOAL WHEN THE ACCOUNT BALANCE REACHES \$25,000.00. **THIS WOULD BE IN APPROXIMATELY 13 – 14 YEARS.** AT PRESENT, THE ASSOCIATION OFFERS SUBSCRIPTION SHARES WITH THE FOLLOWING FACE VALUES:

FACE VALUE

\$2,500
\$5,000

MONTHLY CONTRIBUTION

\$10.00 PER SHARE
\$20.00 PER SHARE

CAN I BORROW ON THE SECURITY OF MY SUBSCRIPTION SHARES?

LOANS MAY BE GRANTED ON THE SECURITY OF SUBSCRIPTION SHARES (AND FIXED DEPOSITS) TO SUCH AN EXTENT AS MAY BE FIXED FROM TIME TO TIME BY THE BOARD. SHARE CERTIFICATES MUST BE DEPOSITED AND ASSIGNED TO THE ASSOCIATION WHEN A MEMBER BORROWS ON THE SECURITY OF THE SHARES.

DO I HAVE TO BE A MEMBER TO ACCESS A MORTGAGE FROM THE ASSOCIATION?

YES. ALL MORTGAGORS MUST BECOME A MEMBER BY INVESTING IN THE BORROWERS PAID UP SHARES (BPUS)

EASY ACCESS TO MORTGAGE FINANCING

WHEN WOULD SOMEONE CEASE TO BE A MEMBER?

THE MEMBER HOLDING SUBSCRIPTION SHARES SHALL CEASE TO BE A MEMBER BY VIRTUE OF SHARE MATURITY, WITH-DRAWAL TRANSFER, OR CANCELLATION OF THEIR SHARE ACCOUNT.

IN THE EVENT OF DEATH, WHAT HAPPENS TO A MEMBER'S SUBSCRIPTION SHARES?

ON THE DEATH OF A SHAREHOLDER, HIS/HER LEGAL PERSONAL REPRESENTATIVE, SHALL PROMPTLY GIVE NOTICE TO THE ASSOCIATION AND ON PROOF AND SATISFACTION OF THE BOARD OF THE TITLE OF SUCH REPRESENTATIVE THE SHARES OF THE DECEASED MEMBER SHALL BE TRANSFERRED OR PAID TO THE NAME OF SUCH PERSONS. THIS SHALL BE DONE IN THE ORDER IN WHICH THEY SHALL STAND IN THE GRANT OF PROBATE; LETTERS OF ADMINISTRATION; OR LETTERS TESTAMENTARY GRANTED TO THEM.

WHAT ARE THE OTHER PRODUCTS AND SERVICES OFFERED BY THE ASSOCIATION?

THE ASSOCIATION OFFERS FIXED DEPOSIT ACCOUNTS, DOWN-PAYMENT SAVINGS PLAN ACCOUNTS AND A VARIETY OF MORTGAGE LOANS AND OTHER FINANCIAL SERVICES. OUR CUSTOMER SERVICE REPRESENTATIVES WOULD BE DELIGHTED TO DISCUSS OUR PRODUCTS AND SERVICES WITH YOU.



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DOWN PAYMENT SAVINGS PLAN

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THE RIGHT START TO HOME OWNERSHIP.
THE **TBLA** DOWNPAYMENT SAVINGS PLAN (DSP) IS DESIGNED TO ASSIST YOU REACH YOUR GOAL OF HOME OWNERSHIP FASTER.

WHAT IS THE TBLA DSP?

THE **TBLA DOWN PAYMENT SAVINGS PLAN (DSP)** IS A CUSTOMIZED SAVINGS PLAN THAT BRINGS TOGETHER MORTGAGE FINANCE COUNSELING AND GOAL SETTING.

WHAT IS THE TBLA DSP USED FOR?

THE TBLA DSP IS AN ACCOUNT TO SAVE FOR THE DOWN PAYMENT OF LAND, HOUSE AND MORTGAGE RELATED FEES.

HOW CAN I SIGN UP FOR THE TBLA DSP?

MAKE AN APPOINTMENT TO MEET WITH A MORTGAGE OFFICER. A MORTGAGE PRE-ASSESSMENT IS CONDUCTED BY THE MORTGAGE OFFICER TO DETERMINE THE SAVINGS GOAL. DEPOSITS CAN BE MADE MONTHLY, QUARTERLY OR HALF YEARLY IN ACCORDANCE TO THE ORIGINAL APPLICATION. LINX, SALARY STANDING ORDER, BANK STANDING ORDER AND DEPOSITS OVER THE COUNTER ARE ALL ACCEPTED.

CAN DSP JOINT ACCOUNTS BE OPENED?

RELATIVES ENGAGED AND MARRIED COUPLES CAN COME TOGETHER TO SAVE TOWARDS THE DOWN PAYMENT OF THEIR FUTURE HOME THROUGH OPENING A DSP JOINT ACCOUNT.



HOW ARE DIVIDENDS PAID ON SHARES

DIVIDENDS ARE CREDITED TWICE YEARLY ON ACCOUNTS FOR THE PERIOD JANUARY 1 – JUNE 30 AND JULY 1 – DECEMBER 31.

WILL I RECEIVE A STATEMENT ON THE ACCOUNT?

STATEMENTS ARE ISSUED TWICE PER YEAR FOR THE PERIOD JANUARY 1 – JUNE 30 AND JULY 1 – DECEMBER 31ST. SO THAT SHAREHOLDERS CAN KEEP TRACK OF THE PERFORMANCE AND FUND BALANCE.

WHAT IS THE SHORTEST PERIOD I CAN HAVE A DSP ACCOUNT?

THE SHORTEST TERM FOR A DSP IS APPROXIMATELY TWO (2) YEARS; THE LONGEST PERIOD IS APPROXIMATELY 7 YEARS.

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DOWN PAYMENT SAVINGS PLAN

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CAN I BORROW ON THE SECURITY OF MY DSP?

LOANS CAN BE GRANTED ON THE SECURITY OF DSP OF UP TO 85% ON THE ACCOUNT BALANCE.

WHAT HAPPENS AFTER THE TBLA DSP SAVINGS GOAL HAS BEEN REACHED AND I HAVE FOUND A PROPERTY?

CONGRATULATIONS YOU HAVE DILIGENTLY ADHERED TO THE MORTGAGE COUNSELING. THE MEMBER CAN ACCESS FUNDS FROM THE DSP ACCOUNT TO FACILITATE THE DOWN PAYMENT OF THE PROPERTY. THE BALANCE OF THE FUNDS WILL BE APPLIED TO FEES IN RELATION TO MORTGAGE APPLICATION PROCESS. IF THERE IS A DIFFERENCE (POSITIVE/NEGATIVE) THE BALANCE OF FUNDS WILL BE FOR YOUR ACCOUNT.

WHAT HAPPENS IF THE TBLA DSP SAVINGS GOAL HAS BEEN REACHED BUT I HAVE NOT FOUND A PROPERTY?

UPON MATURITY OF ACCOUNTS FUNDS WILL BE TRANSFERRED TO A SAVINGS ACCOUNT UNTIL FURTHER GUIDANCE IS GIVEN BY THE MEMBER.

CAN A DSP ACCOUNT BE CLOSED BEFORE THE SAVINGS GOAL IS REACHED?

FOR PREMATURE CLOSING OF A **TBLA DSP ACCOUNT**, IF IT IS DETERMINED THAT THE FUND IS NOT FOR THE PURPOSE OF A MORTGAGE WITH TBLA THEN THE ORIGINAL AGREEMENT HAS BEEN BROKEN. THE DSP ACCOUNT HOLDER MUST INFORM THE ASSOCIATION IN WRITING THAT THEY SEEK TO CLOSE THE ACCOUNT. THERE IS A ONE MONTH WAITING PERIOD AND THE EXISTING TBLA SAVINGS RATE WOULD BE RECALCULATED ON THE MEMBERS BALANCE FROM THE INCEPTION OF THE ACCOUNT.

EASY ACCESS TO MORTGAGE FINANCING



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THE TRINIDAD BUILDING AND LOAN ASSOCIATION

HOUSING FINANCE INSTITUTION SINCE 1891

Thrift and Home Ownership

"Quittez loyer ou payer pour caí ou"

"Let your rent pay for your home"

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