



Prittworld Properties & Mortgages Limited

- Feasibility study
- Home loan designing & construction (Nyumba Smart)
- Project Management
- Mortgage brokerage
- Construction financing
- Sales & marketing
- Property management

TERMSHEET-MORTGAGE FINANCING

Prittworld Properties & Mortgages Limited (hereinafter referred as “PPML”) is a limited liability company which is mandated by its charter to undertake the business of mortgage financing brokerage, project management, home construction, selling & marketing of properties as well as finance & investment advisory services.

OUR SCOPE OF ENGAGEMENT-MORTGAGE FINANCING BROKERAGE

Prittworld Properties & Mortgages Limited has a fully-fledged department dealing in mortgage arrangements for clients wishing to buy land or an already completed house/home.

The scope of engagement for this product category is comprised of the following:

- 1) **Advisory services:** We advise the clients on the effectiveness and viability of the proposed investment. This is dependent on the objective, location and the expected infrastructural developments within the area likely to affect the demand for housing within the area;
- 2) **Mortgage application documentation:** We assist in the project documentation process by ensuring the application is well documented before it is placed to the financial application for consideration and approval;
- 3) **Credit review:** Advise on the maximum amount which the client can qualify for mortgage;
- 4) **Funding negotiations:** We place your financial requests to various banks and negotiate the deal with the one issuing the most suitable terms depending on your financial capability and the investment goal;
- 5) **Post-approval process:** We supervise the post-application process to ensure the other related processes such as valuations & charging are timely implemented to fast-track on the drawdown;

TERMSHEET-MORTGAGE FINANCING BROKERAGE PRODUCT

Mortgage brokerage product is aimed for the clients wishing to buy an already complete home or land for home occupation or for investment

The product has the following terms and conditions:

Amount	:	Amount ranging from Kshs.3 million upwards;
Loan tenure	:	Upto 25 years (300 months) depending on the remaining years to retirement if for permanent and pensionable individuals or a maximum of 15 years for business clients.
Prittworld's financing arrangement fee	:	1.5% of the loan amount; The fee is payable as follows: <ul style="list-style-type: none">• Kshs.15,000 payable at the point of submission of the application documents;• 70% payable at the point of signing the offer letter;• 30% less the initial deposit payable after the funds disbursement;
Turnaround time	:	<ul style="list-style-type: none">• 14 days to the issuance of the funding approval (Letter of Offer);• 60 days to loan disbursement;
Loan terms	:	Appraisal fee: As per the bank's Letter of offer; Other terms as stipulated by the bank on the offer letter; Interest rates:14% p.a on reducing balance (However, the interest rates are bound for downward movement depending on the adjustments on the money market performance);
Qualifying properties	:	Mortgage financing product is suitable for the following: <ul style="list-style-type: none">• House or land properties for sale;• Completed house for equity release investments;
Required documentation	:	The following documents are required for the credit review: <ul style="list-style-type: none">• Copy of the title deed;• ID & PIN copies;• Copies of statements;• Proof of income sources;• Tax compliance certificate;• Valuation report from a registered valuer;• Coloured passport photos;• Any other documents deemed fit depending on the nature of the transaction;

Scope of Engagement	:	<p>Prittworld Properties & Mortgages Limited being a one-stop shop carries all the required functions from the mortgage documentation process to the point of fund disbursement.</p> <p>The processes are summarized as follows:</p> <ul style="list-style-type: none"> • Mortgage documentation; • Credit review and advise; • Real estate investment advisory services; • Funding negotiations until issuance of the loan approval letter; • Managing of the post approval processes-charging & valuations; • Fast tracking on the conditions required to loan disbursement;
Why Prittworld Properties & Mortgages Limited	:	<ul style="list-style-type: none"> • Real estate investment advisory services; • Excellent customer service; • Competent and experienced team of professionals; • Strict adherence to process timelines; • A one stop shop in real estate investment solutions;

We look forward for mutually beneficial business relationship.

Thank you in advance.

Yours faithfully,



Daniel K.Maina
Managing Director-Prittworld Properties & Mortgages Limited