

**Mrs. Nahid Darwish**

Mortgage Executive  
HSBC Bank Middle East Limited  
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E-mail: [nahiddarwish@hsbc.com](mailto:nahiddarwish@hsbc.com)  
Web: [www.uae.hsbc.com](http://www.uae.hsbc.com)

**How To Apply For A Mortgage:**

1. All correspondence should be to the above contact.
2. Details on the mortgage application and terms can be obtained from the web page: [www.uae.hsbc.com](http://www.uae.hsbc.com)

**After entering the web site:**

- Click on Personal Banking
- Then Loans
- Then Home Loans
- Then Non GCC Residents
- Then Apply Now
- Download Application Form
- Complete a written application form
- Include all other documents required
- Address to:

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- Take this to any HSBC Branch Worldwide and ask them to Courier to Dubai, alternatively, the client can courier it directly. (Must courier)
3. HSBC is ONLY offering mortgages on the following projects:
    - The Palms “Jumeirah, Jebel Ali & Deira” (Nakheel)
    - Jumeirah Islands (Nakheel)
    - Jumeirah Village (Nakheel)
    - The Lost City (Nakheel)
    - Flamingo Tower (Nakheel)
    - Falcon Tower (Nakheel)
    - Marina Heights ([www.marinaheightstower.com](http://www.marinaheightstower.com) or contact FPD SAVILLES/ASTECO)
    - Jumeirah Beach Residence (Emaar, [www.jbr.ae](http://www.jbr.ae))
    - Green Community (Property Investment, [www.up.ae](http://www.up.ae))
    - Emaar completed Villas and Townhouses only
    - Al Hamra Village, Ras Al Khaimah, [www.alhamravillage.com](http://www.alhamravillage.com)

\* please note mortgage terms are slightly different for properties in Ras Al Khaimah  
\* maximum loan of 60% and term of 15 years

4. If you submit a mortgage application with supporting documents they can issue a mortgage 'Agreement in Principle' within 15 working days. Although they ask for original supporting documents, these can be taken to any local HSBC branch that can take copies, and certify them as true copies of the originals.
5. In order to process the 'Agreement in Principle' they require AED 2,500 to be transferred to their "Mortgage Agreement Fees Suspense Account" (being part advance of the 1% arrangement fee)  
A/C Number: 075-910067-023  
Swift code: AE BBME AEAD  
Narration: Please quote your name and the Development where you are intending to buy.

**Lending Policy:**

6. Please note that HSBC only allows 1/3 of your net disposable income to be used to service the monthly mortgage payment. Therefore, after any tax and National Insurance and regular deductions for loans, standing orders and direct debits, you should have 3x the monthly mortgage payment available as disposable income.
6. HSBC lends up to 80% of valuation on approved projects (NON UAE residents included)
7. Interest rates between 7% & 7.25%
8. For projects still under construction, they charge interest only till completion.

**HSBC's Loan to Value Finance is:**

80% of original price for property under construction.  
80% of the Market Value for completed property. The Market Value will be determined by one of HSBC's appointed professional valuers, who will undertake an inspection of your property. This valuation would normally be carried out within 5 days of our instruction, following the completion of the application forms, and would require the valuer gaining access to the property.