

PURPOSE

Mortgage loans may be granted for the following purposes:

- Construction of dwelling house
- Extension and /or renovation of dwelling house
- Property Purchase

ELIGIBILITY

- Only members of the General Employees' Credit Union Limited are eligible to borrow. A member must be saving regularly for at least six (6) months prior to the application for a loan of any of the above.
- The minimum shares required is Eight (8%) percent of the loan request.
- All loans must be applied for in writing using the prescribed forms.

The following must be supplied with application form:

1. Title of land/property
2. Surveyor Plans
3. Approved plans
4. A qualified Bill of Quantities or scope of work (if necessary)
5. Valuation report of land/property by an approved valuator
6. Copy of construction contract
7. Proof of income/job letter & salary slip

AMOUNT

Loans up to a maximum of five hundred thousand (\$500,000.00) may be approved.

REPAYMENT

- a. A maximum repayment period of thirty (30) years may be granted.
- *Property (Construction, Renovation, Purchase) thirty (30) years.*

- b. Interest rate of not less than 6.99 % per annum on the reducing balance will be charged.
- c. Monthly repayments should not exceed 45% of a member's Net Income.
- d. Loans should be paid off by the time the member reaches the official age of retirement. However, consideration for an extension will depend on the member's earning power beyond that age.
- e. During the period of construction only interest on the loan is payable; interest plus principal is payable one month after final draw down or six months after commencement date of project.

PREPAYMENT

Prepayment of principal or lump sum payments will be permitted at any time without notice or penalty.

SECURITY

- a. Loans will not exceed 95% of the cost of completed property or property being purchased (subject to any appraisal by the Credit Union's Valuator). The member must meet the architectural costs. Legal fees may be lent in exceptional cases.
- b. House and Life Insurance required
- c. Insurance policies must be assigned to the General Employees' Co-operative Credit Union Limited (GECCU).
- d. Security will be a first legal charge in favour of the Credit Union. The title to the property must in all respect be satisfactory to the Credit Union's Solicitors.

LEGAL AND OTHER COSTS

All legal and other professional costs/fees or incidentals to the granting of the mortgage loan must be borne by the applicant and may be included in the amount requested.

The member is responsible for the payment of all rates, taxes, insurance and any other charges on the property and for keeping it in a good substantial state of repairs. Verification of all annual payments would be made by the General Employees' Co-operative Credit Union Limited (GECCU).

PROCESSING OF LOAN

The Loans Department will collect all the necessary information required to process the application.

- a. There will be no service charge for Mortgage loans.
- b. The completed application and supporting data will be submitted to the Credit Committee for consideration/approval.



DISBURSEMENT

- All loans will be disbursed in installments, providing it is not a single purchase for property. The first advance will be made when all loan conditions have been met and the mortgage has been registered.
- The amount of any advanced installments will be determined by the Credit Union after inspection of the property. The Credit Union will not be obliged to meet the value of a request for an advance.
- Loans must be taken up within six (6) months of approval. Failure to do this would result in the cancellation of the application.

DELINQUENCY

- A loan will be considered delinquent once a payment of interest and principal is missed.
- The member shall be given written notices consecutively to update their account or to make arrangement to do so.
- Failure to comply with (b) above, the Credit Union shall on demand, recall the loan.
- Failure to settle the account on demand shall cause the Credit Union to exercise its powers by foreclosing on the property.

GENERAL

The Credit Union reserves the right to withdraw the offer of the loan if it is found that any statements in the application form (and the evidence which supports it) is no longer true at the time the loan is to be taken up.



**SAVE TIME, CALL AND MAKE AN
APPOINTMENT WHEN REQUESTING
A LOAN!**

For further information please call us.

**General Employees' Co-operative
Credit Union Ltd**

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**General Employees' Co-operative
Credit Union Limited**



**Mortgage Information
Brochure**