

# Key Fact Document

## Seylan Loans

Product/Service	Financial and non-financial benefits including incentives & promotions	Fees, charges, commissions and interest	Procedure to be followed to obtain product\service	Major terms and conditions
<b>Seylan Home Loan</b>	<p>*Home Loan for</p> <ul style="list-style-type: none"> <li>-Purchase or construct a house</li> <li>-Purchase a block of land</li> <li>-Renovate, Extend or Complete an existing house</li> <li>- Purchase a Condominium apartment</li> <li>-Redeem an existing housing loan</li> <li>-Home improvements (Interior decor, Pantry cupboards, landscaping or any other requirements)</li> </ul> <p>* Attractive home loan rates that makes your housing loans affordable and easier to repay.</p> <p>* Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a> for loan quantum</p>	<p>Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a> for charges &amp; latest interest rates</p>	<p>Income documents</p> <ul style="list-style-type: none"> <li>- Duly completed and signed loan application.</li> <li>- Duly certified true copy of the National Identity card (NIC) / Driving Licenses/ Passport.</li> <li>- Pay slips for last 03 months. (Original or certified copy)</li> <li>- Service Letter &amp; salary particulars addressed to Seylan Bank.</li> <li>- Last 6 months bank statements originals/ certified copies.</li> </ul> <p>Legal Documents</p> <ul style="list-style-type: none"> <li>- Original Extracts for 30 years from the Land Registry.</li> <li>- Survey plan/s</li> <li>- Copies of the Deeds including the latest deed</li> <li>- Local authority certificates. (Street line / Non vesting /ownership certificates/building line)</li> <li>- Assessment notice.</li> <li>- Last quarter tax receipt.</li> </ul>	<p>Eligibility</p> <ul style="list-style-type: none"> <li>- Salaried Employees</li> <li>- Professionals</li> <li>- Businessmen</li> <li>- Sri Lankans employed abroad</li> <li>- Joint borrowers with spouse</li> <li>- Parents with Son/Daughter over 18 years of age.</li> <li>- Maximum repayments period of 25 years subject to following: The loan should mature when borrower reaches 60 years of age subject to obtaining the Mortgage Protection Policy</li> <li>In case of parent borrowing jointly with son/daughter ,the parent could be accommodated up to 65 years provided son/daughter has the repayment capacity thereafter</li> </ul>

			<p>Note :</p> <p>However in case of legal documents bank will be requesting for original / certified copies depending on the title.</p> <p>Technical Documents</p> <ul style="list-style-type: none"> <li>-Approved Building Plan in case of construction / extension.</li> <li>- Bill of Quantities (BOQ) –In case of Construction/extension/improvement.</li> <li>- Letter from the seller agreeing to sell the property in case of ready to purchase.</li> <li>- Certificate of conformity. (COC)</li> </ul>	
<p><b>Loan Against Property</b></p>	<p>Seylan Loan Against Property (LAP) is a tailor made loan available for salaried employees against the mortgage over his/her residential property and repayment backed the salary assignment.</p> <ul style="list-style-type: none"> <li>-Loan for any need.</li> <li>- Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a> for the loan quantum</li> </ul>	<p>Pls refer Seylan website for charges &amp; latest interest rates</p>	<p>Income documents</p> <ul style="list-style-type: none"> <li>- Duly completed and signed loan application.</li> <li>- Duly certified true copy of the National Identity card (NIC) / Driving Licenses/ Passport.</li> <li>- Pay slips for last 03 months. (Original or certified copy)</li> <li>- Service Letter &amp; salary particulars addressed to Seylan Bank.</li> <li>- Last 6 months bank statements originals/ certified copies.</li> </ul> <p>Legal Documents</p> <ul style="list-style-type: none"> <li>- Original Extracts for 30 years from the Land Registry.</li> <li>- Survey plan/s</li> <li>- Copies of the Deeds including the latest deed</li> <li>- Local authority certificates. (Street line / Non vesting /ownership certificates/building line)</li> </ul>	<p>Eligibility</p> <ul style="list-style-type: none"> <li>- Sri Lankan citizens Employed in Sri Lanka aged 18 years and above</li> <li>-Income (Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a> )</li> <li>-Permanent employees who have completed a minimum period of 12 months.</li> <li>- CRIB clear</li> <li>- Total financial commitments including LAP to be within 60% of net fixed income.</li> </ul> <p>Repayment</p> <ul style="list-style-type: none"> <li>-If the mortgage property is the customer’s residence, maximum repayments period of 25 years.</li> <li>- If any other residential property is mortgaged, maximum repayment period of 15 years</li> </ul>

			<ul style="list-style-type: none"> <li>- Assessment notice.</li> <li>- Last quarter tax receipt.</li> </ul> <p>Note :</p> <p>However, in case of legal documents bank will be requesting for original / certified copies depending on the title.</p> <p>Technical Documents</p> <ul style="list-style-type: none"> <li>- Approved Building Plan</li> <li>- Certificate of conformity. (COC)</li> </ul>	<ul style="list-style-type: none"> <li>- The loan should mature when borrower reaches 60 years of age subject to obtaining the Mortgage Protection Policy</li> <li>In case of parent borrowing jointly with son/daughter ,the parent could be accommodated up to 65 years provided son/daughter has the repayment capacity thereafter.</li> </ul>
<b>Scholar Loans</b>	<p>Seylan Scholar Education Loan provide, financial assistance for local and foreign higher education. Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a> for the loan Quantum</p>	<p>Pls refer Seylan website for charges &amp; latest interest rates</p>	<p>Income documents</p> <ul style="list-style-type: none"> <li>- Duly completed and signed loan application.</li> <li>- Duly certified true copy of the National Identity card (NIC) / Driving Licenses/ Passport.</li> <li>- Pay slips for last 03 months. (Original or certified copy)</li> <li>- Service Letter &amp; salary particulars addressed to Seylan Bank.</li> <li>- Last 6 months bank statements originals/ certified copies.</li> <li>- University / Institute offer Letter with course details / Cost Details.</li> <li>- Guarantor's income details and Bank Statements</li> </ul> <p>Legal Documents</p> <ul style="list-style-type: none"> <li>- Original Extracts for 30 years from the Land Registry.</li> <li>- Survey plan/s</li> <li>- Copies of the Deeds including the latest deed</li> </ul>	<p>Eligibility</p> <ul style="list-style-type: none"> <li>- Joint Loans available with Parents / Spouse/relations</li> <li>- Local education such as CIMA, CIM, SLIM, IPM, AAT, Fashion Degrees &amp; MBA.</li> <li>- Overseas education – Parents who want to educate their children and professionals who want to pursue foreign degrees will be with course fees, living expenses and accommodation.</li> </ul> <p>Repayment</p> <ul style="list-style-type: none"> <li>- Repayment period up to 7 years</li> </ul>

			<ul style="list-style-type: none"> <li>- Local authority certificates. (Street line / Non vesting /ownership certificates)</li> <li>- Assessment notice.</li> <li>- Last quarter tax receipt.</li> </ul> <p>Note :</p> <p>However, in case of legal documents bank will be requesting for original / certified copies depending on the title.</p> <p>Technical Documents</p> <ul style="list-style-type: none"> <li>- Approved Building Plan</li> <li>- Certificate of conformity. (COC)</li> </ul>	
<b>Seylan Equated Solar Loan</b>	For the applicants who seek the services of reputed Solar system suppliers/ merchants and listed as acceptable by the Bank.	Refer Seylan website for charges & latest interest rates	<ul style="list-style-type: none"> <li>-Loans to be considered up to 100% of the Invoice/quotation value.</li> <li>-Mortgage over the Solar Equipment (<i>Machinery mortgage</i>) to be obtained in addition to the Personal Loan documents/requirements.</li> <li>-100% of the last 03 months lowest electricity bill amount would be considered as income</li> <li>-Copy of the agreement that is to be signed by the client and CEB/LECO to be obtained &amp; lodged with the other security documents.</li> </ul>	<ul style="list-style-type: none"> <li>-Maximum applicable loan period (Please refer <a href="https://www.seylan.lk/">https://www.seylan.lk/</a>).</li> <li>-Assignment over salary compulsory.</li> <li>-Solar supply net payment should be routed through the Seylan account.</li> <li>-Electricity bill/connection should be compulsorily in the loan applicant's name.</li> <li>-Once the installation is done, solar supplier to provide the "Connection</li> </ul>

				Confirmation Certificate” issued by CEB/LECO along with the customer confirmation of installation -Loan to be disbursed only upon receipt of the above ‘Connection confirmation certificate’ & insurance.
<b>Bancassurance</b>	<p>Personalized service</p> <ul style="list-style-type: none"> <li>• All insurance needs under one roof.</li> <li>• Immediate processing</li> <li>• Offers Insurance for: <ul style="list-style-type: none"> <li>Life &amp; Investment</li> <li>Fire</li> <li>Decreasing Term Assurance</li> </ul> </li> </ul> <p>Policy</p> <ul style="list-style-type: none"> <li>Motor</li> <li>Marine</li> </ul> <ul style="list-style-type: none"> <li>• Option to obtain customized solutions</li> </ul>	Premiums are dependent on the applicant’s requirements and quoted on assessment.	Discuss and obtain a quotation from the Bank’s Insurance Partner	The insurance policies are provided by the Bank’s Insurance Partner
<b>Pawning</b>	<ul style="list-style-type: none"> <li>- Immediate financial need of a customer is met by accepting gold and gold jewellery owned by them.</li> <li>- Speedy processing and delivery.</li> <li>- Convenient and simple Documentation.</li> <li>- Requires no previous account relationship with the bank.</li> <li>- Personalized service through trained staff.</li> </ul>	<ul style="list-style-type: none"> <li>-Please refer Seylan website <a href="http://www.seylan.lk">www.seylan.lk</a> for latest interest rates and advance amounts.</li> <li>-Interest rates are also published to the public at all branches.</li> </ul>	<ul style="list-style-type: none"> <li>- A copy of valid National Identity Card (NIC) and on the absence of the NIC, Driving License/passport should be provided. (which carries the NIC number).</li> <li>- Advance will be given against the gold articles after establishing the weight and karatage.</li> </ul>	<ul style="list-style-type: none"> <li>- Sri Lankan citizens above 18 years of age is eligible to borrow.</li> <li>- Gold articles which are within the range of 18-24 karat will be accepted for pawning.</li> <li>- Pawning/gold loan advances are repayable within 3,6 and 12(refer Seylan Website) months from the day of pawning, exclusive of that day, with due interest.</li> </ul>

	<ul style="list-style-type: none"> <li>- Competitive advance rates and amounts</li> <li>- Pawner could make part payments to reduce his/her liabilities at any given time.</li> </ul>		<ul style="list-style-type: none"> <li>- Pawning ticket/ Gold Loan Ticket issued to client.</li> </ul>	<ul style="list-style-type: none"> <li>- The pawn/gold loan ticket must be surrendered to redeem the articles.</li> <li>- The facilities will be available at the sole discretion of the bank subject to completion of all required documents and in line with the bank's credit evaluation criteria.</li> <li>- The Bank reserves the right for the sale of pawned/pledged articles, which are not redeemed within the repayable period of 3,6 and 12 months.</li> </ul>
<b>Personal Loans</b>	<ul style="list-style-type: none"> <li>➤ Loan for any legitimate personal purpose in a shorter time period</li> <li>➤ No existing relationship with the bank required</li> <li>➤ Loans for employed professionals/ salaried individuals.</li> <li>➤ Loan Quantum( Pls refer Seylan Website)</li> <li>➤ Flexible repayment dates according to salary dates.</li> <li>➤ Repayment term up to a maximum of 7 Years.</li> <li>➤ Minimum Documentation.</li> </ul>	<p>Please refer Seylan website for charges &amp; latest interest rates</p> <ul style="list-style-type: none"> <li>➤ Early settlement fee will apply on full/part payment.</li> <li>➤ Insurance premium on Loan Protection Insurance cover</li> </ul>	<ul style="list-style-type: none"> <li>➤ Duly completed &amp; signed Personal Loan application.</li> <li>➤ A copy of the National Identity Card (NIC) &amp; in its absence, Driving License copy (which carries the NIC number).</li> <li>➤ Duly completed salary/employment confirmation letter from the employer. (format attached to the Loan application)</li> <li>➤ Last 03 months Salary slips &amp; salary credited bank statements</li> <li>➤ Billing proof (Electricity bill or Water bill)</li> <li>➤ Copy of Marriage Certificate if the facility is requested jointly (only with the spouse)</li> <li>➤ Documentary evidence for professional qualifications issued by respective institute</li> </ul>	<ul style="list-style-type: none"> <li>➤ Sri Lankan Resident working in a local company or a locally based branch of a foreign company</li> <li>➤ Age between 20 – 60 Years (Loan to be settled within the retirement age)</li> <li>➤ Minimum monthly net income (pls refer Seylan Website)</li> <li>➤ Permanent &amp; confirmed employees who have completed a minimum period of 12 months including the probation period.</li> <li>➤ CRIB 100% clear.</li> <li>➤ Employee should be in the Banks approved employer list or a professional registered with a professional body approved by the Bank.</li> </ul>

			<ul style="list-style-type: none"> <li>➤ Duly signed Loan Protection Cover insurance application form.</li> <li>➤ Duly completed Letter from the employer undertaking to remit the monthly salary or installment direct to the bank.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Monthly salary to be remitted to Seylan Bank account during the entire loan tenure.</li> </ul>
<b>Pension Loans</b>	<ul style="list-style-type: none"> <li>➤ Loan for any purpose</li> <li>➤ Loans available for pensioners</li> <li>➤ Loans are available up to LKR 5,000,000/-</li> <li>➤ Repayment period up to a maximum of 10 Years.</li> <li>➤ Minimum Documentation.</li> </ul>	<p>Please refer Seylan website for charges &amp; latest interest rates</p> <ul style="list-style-type: none"> <li>➤ Processing Fee of 2,500/- (excluding taxes) will be charged.</li> <li>➤ Insurance premium for Loan Protection Cover</li> </ul>	<p>Following documents needs to be provided</p> <ul style="list-style-type: none"> <li>➤ Duly completed/signed Pension Loan application</li> <li>➤ A copy of the National Identity Card (NIC) &amp; in its absence, Driving License copy (which carries the NIC number).</li> <li>➤ Pension identity card</li> <li>➤ Duly completed affidavit</li> <li>➤ Billing proof (Electricity bill or Water bill)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Age up to 75 Years (Maximum age limit at loan maturity should be 75 years)</li> <li>➤ Applicable for those who are remitting the pension to the Seylan Bank account</li> <li>➤ Loans are also available for settlement/take overs of existing Pension loans at other Banks (Loan will be released in stages)</li> <li>➤ Monthly pension to be remitted to Seylan Bank account during the entire loan tenure.</li> <li>➤ Loan Protection Insurance Cover</li> </ul>