



## IN-HOUSE FINANCING SCHEMES APPLICATION GUIDE

To be the real estate developer with the lowest prices and most flexible payment plans in Ghana, Homa Homes have available innovative in-house financing schemes customized to make homeownership more inclusive, affordable and to help average Ghanaians to become proud homeowners. Please find below our in-house financing options:

### **In-House Purchase Scheme**

The in-house purchase scheme is a package introduced by Homa Homes to primarily make homeownership more inclusive, affordable and to help the average Ghanaians to become proud homeowners. Under the package, prospective homeowners make a minimum of 30 % of the Cash Sale Price as down payment, take over the property on completion and thereafter pay 144 (one hundred and forty-four) fixed monthly instalment over a maximum period of 12 years starting after a one-year moratorium on the instalment payments.

### **Rent-To-Buy Scheme (R2B):**

The Rent to-Buy scheme is an in-house package introduced by Homa Homes to primarily make homeownership more inclusive, affordable and to help average Ghanaians to become proud homeowners. There are 2 main options:

#### **1. Main Option:**

Under the Main Option package, prospective homeowners pay a minimum of 25% of Cash Sale Price as Equity Contribution down, move into the property on completion and thereafter pay 144 (one hundred and forty-four) fixed monthly rent over a maximum rent period of 12 years starting after a one-year moratorium on the instalment payments. This means your monthly rent amount will be fixed and there would not be any rent increase for the next 12 years. At the end of the 144-monthly payments, the ownership of the apartment is transferred to the Buyer for **FREE**.

#### **2. Flexible Payment Option:**

Under the Flexible Option Package, prospective homeowners pay a minimum down payment of 15% of the Cash Sale Price as Equity Contribution. Thereafter, pay 156 (one hundred and fifty-six) FIXED consecutive monthly instalments over a 13-year maximum period with instalment payments starting one month after the Contract of Sale date. There is NO moratorium on the payments is under this scheme. At the end of the periods herein stated, the ownership of the property is transferred to the tenant without any further payments. At the end of the 156-monthly payments, the ownership of the apartment is transferred to the Buyer for **FREE**.

## **Eligibility Criteria for In-House Financing Schemes**

1. Applicant must be 21 years old and above.
2. Applicant must be able to make the down payment deposit requirement
3. Applicant must pass the Affordability Test and demonstrate that their monthly rent/instalment amount will not be more than 40% of their monthly income.

## **APPLICATION AND SUBMISSION:**

1. Pick up the Application form at the following locations: **Homa Homes Office**; 153 First Kaadjanor Street, South La Estate, Near La General Hospital, Accra, or from any of our authorized Agents or download the form online.
2. **Complete the application form in accordance with the instructions.**
3. Make a non-refundable Processing Fee payment of GHS200 per an apartment to our bank:

### **GHANA CEDIS**

**Bank:** Standard Chartered Bank

**Branch:** Tema East Branch

**Acc. Name:** Homa Investment Limited

**Acc. Number:** 0100185400400

**Reference:** Applicant's name/R2B Processing Fees

4. Submit the **completed in-house financing scheme application form** together with the bank payment receipt, **completed home purchase application form**, 2 passport size photograph, copy of your ID and copies of all necessary supporting documents in person **at Homa Homes Office**; 153 First Kaadjanor Street, South La Estate, Near La General Hospital, Accra or **via email or through any of our authorized agents.**

**CONTACT US ON:**    **050 9000 500**  
                              **0504 66 33 44**  
                              **0504 66 33 55**