



OFFER 1: IJARAH ENDED BY OWNERSHIP

Campaign Period	<ul style="list-style-type: none"> Valid from 11th July 2023 Till 31 Dec 2023 									
Main Target Segment	<ul style="list-style-type: none"> Qatari Nationals & Expats with salary transfer 									
Purpose	<ul style="list-style-type: none"> Buy to live, Buy to Let & Buyout from other Banks 									
Minimum Finance Amount	<ul style="list-style-type: none"> QR 500,000 									
Maximum Finance Amount	<ul style="list-style-type: none"> QR 10,000,000 									
Property Types Allowed	<ul style="list-style-type: none"> Ready property Under construction (only from established developers) Construction personal property Land (on case-to-case basis) 									
Customer Segment	<ul style="list-style-type: none"> Qatari Nationals, Expats 									
Maximum Finance to Value Ratio	For private housing with income from salary and other sources									
Maximum Tenure	<table border="1"> <thead> <tr> <th>Finance Amount</th> <th>Qataris Loan to Value / Tenure</th> <th>Non - Qataris Loan to Value / Tenure</th> </tr> </thead> <tbody> <tr> <td>Up to QR 6 Mill</td> <td>80% / Up to 30 Yrs.</td> <td>75% / Up to 25 Yrs.</td> </tr> <tr> <td>More than QR 6 Mill</td> <td>75% / Up to 30 Yrs.</td> <td>70% / Up to 25 Yrs.</td> </tr> </tbody> </table> <p>The above tenure includes grace period, if any.</p>	Finance Amount	Qataris Loan to Value / Tenure	Non - Qataris Loan to Value / Tenure	Up to QR 6 Mill	80% / Up to 30 Yrs.	75% / Up to 25 Yrs.	More than QR 6 Mill	75% / Up to 30 Yrs.	70% / Up to 25 Yrs.
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Maximum Age at end of Tenure	<ul style="list-style-type: none"> 65 years – Qatari, 60 years – Expats 									
Income Sources Allowed	<ul style="list-style-type: none"> Income must be from Salary Only income from rent assignment may be accepted as additional income) 									
Salary Transfer	<ul style="list-style-type: none"> Mandatory 									
End of Service benefits	<ul style="list-style-type: none"> Mandatory to transfer to the bank for Non-Qataris only 									
Takaful Life & Property Insurance	<ul style="list-style-type: none"> Mandatory to be paid by customer Masraf Al Rayan will provide Takaful Life and Property Insurance through Group Insurance Policy issued by Damaan Islamic Insurance Company (Beema) 									
Transfer of property ownership to bank	<ul style="list-style-type: none"> Transfer of Ownership OR First degree mortgage in case property is mortgaged to the bank 									
Profit Rate	<ul style="list-style-type: none"> Salary < QR 35K: QCB + 1.25%, Salary ≥ QR 35K: QCB + 1.00%, Salary Component is lesser than 70% of Total Monthly Income: QCB + 1.25%, 									
Special Features Grace Period	<ul style="list-style-type: none"> Free feasibility study fee and property valuation fee Cash back reward up to QR 100,000 equivalent to (2% of finance amount not exceeding QR 100,000) Up to 12 months grace period for Qatari Nationals Up to 6 months grace period for Non-Qataris 									
Claw Back	<ul style="list-style-type: none"> The customer will need to keep the home Finance with MAR for at least 3 years to avail the cash back benefit. If the finance is closed within 3 years because of buy out from another bank, the customer will be obliged to pay back the cash amount in its entirety. The customer is no longer liable to repay the cash back if his/her finance completes 3 years with the bank. 									
Early Settlement Charges	<ul style="list-style-type: none"> Customer to pay 1% of the principal outstanding amount in case of early settlement. 									