

**FEDERAL MORTGAGE BANK OF NIGERIA  
LOANS & MORTGAGE SERVICES DIRECTORATE  
PROJECT FINANCE GROUP**

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**GUIDELINES FOR OBTAINING MINISTERIAL PILOT HOUSING SCHEME LOAN FOR PRIVATE DEVELOPERS.**

The Ministerial Pilot Housing Scheme was established on the 5<sup>th</sup> of December, 2012 for the provision of affordable housing to Nigerians, especially the low income group of the economy in the six geopolitical zones of the country. The Scheme provides for the Ministry OR the developer to donate unencumbered land for the project while Federal Mortgage Bank of Nigeria is to provide funding. Competent, transparent and experienced developers are carefully selected for delivery of the projects.

The root of title of the estate land would be sub-leased to the ultimate beneficiaries / purchasers. This arrangement is to remove constraints being encountered by average Nigerians in obtaining land and titles for residential purposes.

**BASICS**

1. The loan is for residential housing estate development only, at an interest rate of **10% p.a (on annuity basis)** and for a tenor not exceeding **24 months** subject to revision.
2. Developer is expected to have cognate experience in construction and timely delivery of housing projects subject to verification.
3. The Bank finances both housing and infrastructure development under stringent project monitoring and compliance with the specifications of the Bill of quantities.
4. The fully completed estate is handed over to the Bank after prior confirmation of 100% compliance with the specifications of the Bill of quantities and functionality of all estate equipment and fixtures.

**CONDITIONS**

To qualify for a Ministerial Pilot Housing Scheme loan from the Bank, an Estate developer has to meet the following conditions: -

1. Certificate of incorporation of the company

2. Detailed Profile of the Company including-:

- Board of Directors ( Names, Position, Qualifications, Profession and Years of experience in Table form)
- Share holding profile of the Board of Directors and Others.
- List of Management Staff including rank, designation, profession, qualification and years of experience.
- Technical Team showing areas of expertise, if different from management staff.
- List of Projects Executed by your organization indicating Location, Name of Estate, House Type, number of housing units and cost. The list should be accompanied with;
  - i) Letters of contract award of projects executed.
  - ii) Handover letters of the project.
  - iii) Certificates of job completion/handing over certificates.

3. Title document for the Land donated by your organization to the Bank (FMBN) should be perfected on/or before disbursement of first tranche of the approved loan. *(The project location should be attractive to the target off takers with emphasis on affordability, accessibility, social, economic and political demand to match supply. The location of the proposed project must fall within a NHF contributing State)*
4. Certificate of accreditation issued by Risk Management Group of the Bank.
5. **Approved** Building and Site Layout Plans with soft and hard copies; ( *Containing only the proposed housing units*)
6. Project Work Program/Plan.
7. Priced Bill of Quantities (**BOQ**) **signed and stamped** by a registered Quantity Surveyor.
8. Valuation report on the proposed security/collateral NOT less than the amount approved as the first tranche of the total loan approved.
9. Letter of introduction by the FMW&H.
10. Evidence of settlement of compensation for lands donated to the bank by your organization, this may include receipt of payment of compensation or memorandum of understanding with the host community.
11. Evidence of registration with NHF/Remittance of deducted funds to the Bank.
12. List of the profiled off-takers with irrevocable letters of undertaking to buy off the housing units through the Bank NHF mortgage loan in hard and soft copies stating the selling prices.
13. Four recent passport photographs of all Directors of the Company.

14. Photocopies of the personal data pages of International Passports of all the Directors of the Company or photocopies of National Identity Cards of Directors of the Company.
15. Office and residential addresses of Directors of the Company.
16. Any other relevant information that may facilitate quick consideration of the loan.

**FEES/ CHARGES**

The following **NON-REFUNDABLE FEES** shall be made on submission of the application:

Accreditation fee of **N600, 000.00**

Application fee of **N20, 000.00** (*twenty thousand naira only*) for applications below **N50 million** and a multiple of **N20, 000.00** on every further **N50 million**.

Legal Search fee of **N160, 000.00**

While looking forward to hearing from you soon, please accept the assurances of our highest esteem.

Yours faithfully,

**FEDERAL MORTGAGE BANK OF NIGERIA**