

overview

We want to help you make your dream come true!

Whether you are a **first-time homebuyer**, **refinancing your higher-rate mortgage** or **simply buying a second or vacation home** choosing a mortgage is one of the **most important financial decisions** you can make.

Property ownership for residential or investment purposes is one of the best ways to increase your assets and net worth over the long term. Rely on Sagicor's expertise for flexible financing choices and the personalized guidance you need to make the best mortgage decision. Knowing where you stand is easy with our pre-qualifications, pre-approvals, and fast decisions. Sagicor is here to help you take that confident step to one of the biggest decisions of your life.

Get a head start and take advantage of our online mortgage tools and planning.

We offer residential loans for:

- **Occupancy**
 - Purchasing a home as your personal residence
- **Investment**
 - Purchasing a home as an investment
- **Refinancing**
 - Pay off your high interest debt at a lower rate with a longer repayment period
- **Home Equity**
 - Pledge your property as security for cash-in-hand or to convert to a cash loan to offset major expenses.

features and benefits

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- Your Residential Mortgage is calculated on a reducing balance basis
- Loan periods of 5 to 30 years.
- We also offer the convenient Joint Finance Mortgage Programme with the National Housing Trust (NHT), where benefits from the Trust (including the same low rate) are processed at Sagicor.
- **Access Up To:**
 1. **90%** financing on owner occupied property.
 2. **75%** financing on non-owner occupied residential mortgages (of the lower cost of either the appraised value or selling price).
 3. 75% equity financing (of the appraised value).

terms and rates

Check out our superb rates!

Mortgage Type	Interest Rate	Minimum Loan	Loan Ceiling	Loan/Value
Residential for Occupancy	9.95%	\$1M	\$30M	*90%
Residential for Invest	10.95%	\$1M	\$30M	*75%
Refinancing	10.95%	\$1M	\$30M	*75%
Home Equity	12.95%	\$1M	\$30M	*75%

FEES

- There is a 2% processing fee.

*Any financing exceeding 80% will be subject to mortgage indemnity insurance coverage.

LOAN EXAMPLE:

If the property is being sold for \$10M, Sagicor will lend 90% of that cost for 30 years at 9.95%.

Property Cost	\$10M
NHT Loan Amount	\$4.5M
NHT Interest Rate	7%
SLJ Loan Amount	\$4.5M
SLJ Interest Rate	9.95%
Term of Loan	30 years
Monthly Payments	\$69,263.17

EASY STEPS TO A MORTGAGE

- Get pre-approved. Work with our Investment Advisors to determine how much you can afford.

You will need:

- Proof of income (Job Letter and three most recent pay slips)
- Identification (Passport, National ID, Driver's License)
- TRN
- NIS (where applicable)

A pre-approval letter will be issued to assist you in the buying process.

- Scope the market for a property that meets your needs (Sagicor Property Services can assist you with finding the right property).
- Once you have identified the property, you are now ready to apply for your loan.

You will need the following documents:

- Income verification letter
- Identification (Passport, National ID, Driver's License)
- Two credit references
- Signed Sale Agreement
- Surveyor's ID Report
- Valuation Report
- Current copy of title
- Up-to-date Property Tax Certificate (where applicable)
- Quantity Surveyor's estimates (where applicable)
- Approved building plans (where applicable)

* Conditions apply

forms

- [Residential Mortgage Application Form](#)
- [Group Creditor Insurance Application Form](#)

Come in branch and talk to us about opening your account.