

Questionnaire of Home Loan Information for Bank

A) About Bank Information

1. Various avenues for which bank provide loans ?

2. No. of branches of the bank : -----

Do all branches provide facility of Home Loan ?

3. No. of applications attracted towards bank every year ?

a. Below 50 b. 50 To 100

c. 100 to 150 d. ve 150

4. Maximum and Minimum limit for home loan ?

Maximum Amount for Home Loan -----

Minimum amount for Home Loan -----

5. The area in which bank offer home loan facility ?

a. Urban b. Rural c. Semi-urban

b. No Discrimination

6. From your bank, how much amount is utilized for disbursing home loan ?

a. 5% to 10% b. 10% to 25% c. Above 25 %

7. No. of Borrowers for the last three years -----

Total amount of home loan disbursed for the last three years -----

B) About Home Loan Procedure

1. Up to what per cent of valuation, the home loan amount is sanctioned?

2. Tenure of home loan offer to applicant ?

- a. 1 year to 5 years b. 5 years to 10 years
c. 10 years to 20 years d. Above 20 years

3. Any special scheme is available to category ?

If yes, which scheme and for which category _____

4. To complete home loan procedure how many times the applicants should approach towards bank ?

- a. 1 to 3 times b. 4 to 5 times c. 7 to 8 times
d. 10 to 15 times e. Many times

5. How does the bank check the applicants intensity/ necessity for getting home loan ?

6. On which basic points, bank determines the applicant's eligibility of getting home loan & his repayment capacity?

7. List of documents required from applicant for home loan ?

- a. From Salaried person -----
b. From Businessman -----
c. From Industrialist -----
d. From Farmers -----
e. From Professionals -----

8. Is the NOC of other bank is required while offering home loan to applicants

YES NO

If yes, give reason -----

9. Procedure of bank to make a valuation of the property ?

- a. Of purchase of new Flat / Bungalow
- b. Of resale Flat / Bungalow
- c. Of renovation of Flat / Bungalow

10. Is bank asked for search report from each applicant & Why ?

11. Does the bank offer joint loan ? Who may become co- applicant ?

12. Does the bank charge any hidden charges/ fees along with processing fee ?

13. How many guarantors are required by bank for home loan & which documents need to be submitted towards bank ?

14. Which type of mortgage is required for home loan

- a. Registered Mortgage b. Equitable Mortgage

C) About Interest Rates

1. Method of interest rate adopted by bank ?

- a. Floating b. Fixed c. Reducing Balance

2. Existing rate of interest of the bank ?

3. Who decides rate of interest ?

4. Does the bank has an authority to change rate of interest ?

5. On which parameter the Bank decides the rate of interest, either on loan amount or loan tenure ?
6. Do the government policies affect on home loan interest rates & how ?

D) About Sanction & Disbursement

I. Sanctioning of home loan

1. Who has the final sanctioning authority in your bank ?

- a. Chairman b. Board of Directors
c. Manager of branch d. Home loan dept Mgr.
e. Any other person

2. How many days are required to sanction home loan ?

3. How many days are required for appraisal/scrutinization of home loan proposal ?

- a. 2 to 3 days b. 5 to 7 days
c. 8 to 10 days d. More than 10 days

4. How the bank informs to the applicant about sanctioning of home loan ?

II. Disbursements of home loan

1. Is the whole amount of loan is disbursed when proposal is sanctioned?

2. How the bank disburses 1st stage or 2nd stage of loan amount?

3. After disbursement does the borrower change the nature of EMI ?
4. When does the 1st EMI starts after the disbursement of loan ?
5. If any borrower fails/ becomes defaulter of home loan how it affects on NPA?
6. In a year how many accounts are converted to NPA ?
7. What will be the legal actions are taken by bank, if borrowers fail to pay his EMI ?
8. Is there any pressure from political parties / chairman/ board of directors / branch manager to sanction home loan to their relatives which is against the rule ?
9. Is any administration / financial / any other problems faced by bank ?