

Schedule of Charges

i. On Application

Processing Fees	Upto 1.75% (Home Loans) Upto 2.00% (LAP)
CERSAI Fees	Rs 50/- (for loans <= Rs 5 lacs) Rs 100/- (for loans > Rs 5 lacs)
Transaction/Legal Handling charges in Balance Transfer – only Home Loans	Rs. 2500/-
Collateral Evaluation Charges in HL Non APF	Rs 3000/-
Collateral Evaluation Charges Non HL <=2 Cr.	Rs.5000/-
Collateral Evaluation Charges Non HL >2 to 5 Cr	Rs.10000/-
Collateral Evaluation Charges Non HL > 5 Cr.	Rs.25,000/-
Collateral Evaluation Charges Project Finance <5Cr	Rs.15,000/-
Collateral Evaluation Charges Project Finance >=5Cr	Rs.1,00,000/- or actual charges, whichever is higher
Collateral Evaluation Charges in P+C transactions	Rs.5500/-
Presentation Charges	For HL/ Swaraj HL- Rs.1,000/- For LAP/ Sammaan- Rs.700/-
<i>Note: The above charges are exclusive of applicable taxes, if any.</i>	

ii. During Term of Loan:

Retrieval charges for original property document in IIFL custody (before/post loan closure)	Rs 2000/- per instance Post loan closure: Upto Loan Rs.1 Cr – Rs.1000/- >Rs.1 cr - 2,000/-
Retrieval charges for Copies of loan /copies of property document in IIFL custody	Rs 500/-per instance
Cheque / ECS Dishonour Charges	Rs 500/- for each ECS/cheque bounce - Nil on Representation of ECS / Cheque
Late Payment Charges	18% per annum of outstanding EMI
Charges for Statement Of Account / Amortization Schedule	Nil
Collection Visit Charges	Rs 500/- per instance
Collection convenience Fee*	For Online Transaction: Rs. 100 /- per instance for online collection. This fee would not be charged if customer makes a payment of below INR 500/- For cash Deposit: Rs. 200 per instance will be charged for depositing cash with channel partners. This fee would not be charged if customer makes a payment of below INR 500/-
Issuance of FC statement	Rs 500/- per instance

Custodial Fee for property documents in closed loans	Rs 500/- Per month (post 60 Days from Loan Closure Date)
Cheque/ECS Swapping charges	Rs 500/- per instance
<i>Note: The above charges are exclusive of applicable taxes, if any.</i>	

iii. On Foreclosure/ Pre-Payment:

Home Loan (Portfolio: HL HFC)/Swaraj HL – During Floating ROI tenor				
	Main applicant: Individuals		Main applicant: Non-Individuals (where loan is availed by company only)	
ROI Type	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)
Variable (Repayment from any source of funds)	NA	NA	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes Post 12 months till fixed rate tenor - 3% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes Post 12 months till fixed rate tenor - 1% of amount prepaid + taxes

Note: Loan to proprietorship shall be considered as "Loan to individual" only

Swaraj HL - During fixed ROI tenor				
	Main applicant: Individuals		Main applicant: Non-Individuals (where loan is availed by company only)	
Sources of funds	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)
Own sources of funds	NA	NA	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes
Balance transfer	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes Post 12 months till fixed rate tenor - 3% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes Post 12 months till fixed rate tenor - 1% of amount prepaid + taxes	Post 12 months till fixed rate tenor - 3% of amount prepaid + taxes	Post 12 months till fixed rate tenor - 1% of amount prepaid + taxes

Note: Loan to proprietorship shall be considered as "Loan to individual" only

LAP/ HE (Portfolio: HE HFC/ HE IIFL) /Swaraj HE & Samman- During Floating ROI tenor				
End use of funds	Main applicant: Individuals		Main applicant: Non-Individuals	
	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)
Other than business	NA	NA		
Business use	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes
	Post 12 months of 1st disbursement - 3% of amount prepaid + taxes	Post 12 months of 1st disbursement - 1% of amount prepaid + taxes	Post 12 months of 1st disbursement - 3% of amount prepaid + taxes	Post 12 months of 1st disbursement - 1% of amount prepaid + taxes

Swaraj HE/ Samman - During fixed ROI tenor				
Sources of funds	Main applicant: Individuals		Main applicant: Non-Individuals	
	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)	Foreclosure Charges (Full Prepayment/ Loan Foreclosure)	Pre-payment Charges (Part Prepayment)
Own sources of funds	NA	NA		
Balance transfer	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes	Within 12 months of 1st Disbursement - 5% of amount prepaid + taxes
	Post 12 months till fixed rate tenor - 3% of amount prepaid + taxes	Post 12 months till fixed rate tenor - 1% of amount prepaid + taxes	Post 12 months till fixed rate tenor - 3% of amount prepaid + taxes	Post 12 months till fixed rate tenor - 1% of amount prepaid + taxes

Interest Rate Reduction/conversion

IIFL HFL provides an option to its customers to reduce the existing rate of interest on the loan (by changing the Rate of Interest or switching between products) through our rate reduction/conversion scheme. Every customer can take the benefit of the scheme by paying a nominal fee and opt for either reduction of residual loan tenure or Equated Monthly Installment. Kindly refer the process and grid below.

Process

Customer can request for rate reduction/conversion through below modes:

- Raise an online request by [clicking here](#)
- Call our Customer Service no. at 18602673000
- Visit nearest branch.

Rate reduction/conversion of Rate of Interest Grid

- Normal Home Loan

HOME LOANS- NON SWARAJ					
Principal Outstanding	Rate of Interest			Foreclosure Applicable	
	>6 & <=12 Months on book	>12 & <=24 Months on book	>24 Months on book	Yes	No
<=50 Lacs	8.50%	8.25%	8.00%*	50% of difference in New and Existing Rate of interest of Principal Outstanding or INR5000 (Whichever is Higher)	INR 5000
>50 Lacs	8.85%	8.75%	8.50%*	50% of difference in New and Existing Rate of Interest of Principal Outstanding or INR 10000 (Whichever is Higher)	INR 5000

*Nil bounce due to BO1 (insufficient funds) in last 2 years and no moratorium opted, else next slab rate should be applicable

- Swaraj

SWARAJ - Approving authority		
Months on Book	Rate Of Interest	Switch Fee
>6 & <=12 Months on Book	10.50%	5000/-
>12 & <=24 Months on Book	9.50%	5000/-
>24 Months on Book	9.00%	5000/-

Swaraj - > 36 Months on Book - Retention grid of Normal Home Loan allowed

- Home Equity <=3 Crore

HOME EQUITY- <=3 crore			
Property type	>30 MOB	Foreclosure Applicable	
		Yes	NO
Self-Occupied Residential Properties	10.50%	50%of difference in New and Existing Rate of Interest of Principal Outstanding or 5000/- (Whichever is Higher)	25% of difference in New and Existing Rate Of Interest of Principal Outstanding or 5000/- (Whichever is Higher)
Self-Occupied Commercial Properties	11.00%		
Non Residential Purchase/Mixed use	12.00%		
Residential Plot	12.50%		
Commercial Plots	13.25%		

- ✓ For Home Loan & Home Equity Bounce <= 6 Months due to shortage of funds - NIL (No month end outstanding) & Equated Monthly Instalment clearance through Electronic Clearing System
- ✓ Eligibility for switch Rate of Interest - 6 Months on Book and above

Samman

SAMMAN - Approving authority		
Months on Book	Rate of Interest	Reduction/conversion Fee
<=12 Months	NA	NA
>12 Months on Book	Minimum rate 15%	50% of difference in new and existing Rate of Interest or 5000/-

Note-

- ✓ *Any over-dues due to prior delayed payment interest and/or bounce charges etc needs to be paid upfront at the time of switch conversion.*
- ✓ *Moratorium Period bounces should not be considered*