

Sheikh Zayed Housing Programme (SZHP) product related FAQs

1. What is the Sheikh Zayed Housing Programme (SZHP)?

Sheikh Zayed Housing Programme is a government programme that aims to provide suitable housing to UAE Nationals through various alternatives including granting residential plots, government houses and ready houses, and maintaining or extending existing houses.

2. Who is eligible for the SZHP?

It is exclusively for UAE Nationals as per the list that SZHP provides to FAB Islamic.

3. How much home finance is available?

The maximum home finance amount available is AED 800,000 (at a profit rate subsidised by SZHP). If you require an additional finance amount, subject to your eligibility, the financing will be provided based on the commercial rate.

4. What is the maximum tenor?

The maximum finance tenor is 25 years.

5. At what profit rate is the financing provided?

The financing will be given based on Ijarah and SZHP will subsidise the variable rental rate (profit) for the grant of up to AED 800,000. Any additional amount required will be given based on FAB Islamic's commercial rate.

6. What type of properties can be financed under this programme?

Financing is provided for both under-construction and completed residential projects as follows:

- a. Ready Property Finance – developed by SZHP
- b. Ready Property Finance – developer/seller from the market
- c. Construction Finance – own plot/gifted land

7. Can I get financing to construct a property on available land?

Yes, you can apply for home financing for construction on land that you own. If FAB Islamic approves, you can get AED 800,000 under SZHP and additional funds from FAB Islamic for construction.

8. Do I have to make a down payment on the financed property?

For an under-construction property on land you own, no down payment is required because it is taken from a SZHP grant. For a completed property purchase, you will pay a down payment of minimum of 15% of the additional finance value taken over and above the grant.

9. Do I have to transfer my salary to FAB Islamic to apply?

No, a salary transfer is not mandatory. However, you are encouraged to transfer your salary to FAB Islamic if you intend to get additional financing as you may be eligible for a lower profit rate than the non-salary transfer segment.