

From :	Principal Officer	At :	Megawatt House
To :	Contributing Fund Members	At :	Various
Date :	29 August 2024	Ref :	107/15/BK/md

RESUSCITATION OF MORTGAGE FACILITY

We are delighted to inform you that the Fund Board has resuscitated the Fund-backed mortgage scheme under reviewed terms, to allow for wider access to members. Members can access mortgage financing from 2 September 2024.

Reviewed Terms of the Mortgage Scheme

An outline of the reviewed terms are as follows:

1. Partnering Commercial Banks

For your convenience, mortgage loans are being offered through NMB Bank Limited and through the National Building Society (NBS). Applications should be submitted to any of the branches which are detailed in the attachments for terms and conditions.

2. Accessibility

To increase member access to this facility, NMB Bank and NBS will offer loans to members with or without title deeds, through the following products:

- i. Traditional Mortgage loans – to members with title deeds only,
- ii. Micro-mortgage loans – to members **without** title deeds. The forms of ownership acceptable under this arrangement are outlined in the attached circulars from the respective banks.



BOARD MEMBERS

Dr H. Murerwa (Board Chairman), Eng. H. Choga (Vice Board Chairman), M. Chigweremba, C.B.E Mutsvairo Eng. Y. Mufambi, P. Mbuta, B. Ndlovu, S. Mkanganwi, E. Madzikanda, Bright Kondo (Principal Officer)

3. Loan terms

Mortgage loans will be offered in **Zimbabwe Gold (ZWG)**, under the following terms:

- i. **Tenure** – 36 months
- ii. **Interest Rate** – 25% per year

4. Loan Entitlement

The loan entitlement for members will be approximately **10 times** the net salary, subject to a **debt burden ratio of 40%**. The net salary considered will include the ZWG equivalent of USD income, and all permanent allowances. A maximum loan limit in **Zimbabwean Gold (ZWG)** equivalent to USD 20,000 will apply for micro mortgage loans.

5. Loan Requirements

A list of requirements for both traditional and micro-mortgage loans is outlined in the attached Appendices.

6. Funding

The mortgage facility will be financed by 10% of collected ZWG contributions as per the policy and strategic plan. **The Fund would want to emphasize that the facility has limited funding, and its availability will depend on the timely payment of contributions by participating employers, among other factors.**

7. Priority

Due to limited funding and in the **spirit of being fair** to all members, priority will be given to members **who have not accessed** the mortgage from the Fund in the past years.



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Kindly contact the pensions office through any of the following ways for more information concerning the provision of mortgage loans.

Contact Personnel: Pamela/Pepetua/Portia /Ellah-
Telephone: +263 242 252736-8 /242 252764 / 242 252 845
Email: benefits@zesapf.co.zw
WhatsApp: +263 777 953 777

Yours sincerely,



Bright Kondo

Principal Officer



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