



National
Housing Trust
...the key to your home

Your JOURNEY HOME STARTS HERE:



NHT'S GPS

(GET HOME PLANNING STEPS)
TO HOMEOWNERSHIP!



HOME OWNERSHIP Made More Possible.



**NHT is committed to
supporting your journey to
homeownership,**

whether your destination is as a Homebuyer,
Homebuilder or Home Improver.

Let's explore the directions you should take on
your roadmap to homeownership, by
following **NHTs GPS:**



**Get Home
Planning
Steps**

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ROUTE 1:

Your HOME BUYER'S COMPASS



Loan Limits that widen Your Financial Pathway

For single applicants:

Your maximum loan
limit is **\$9 million**

For two co-applicants:

Your combined maximum loan
limit is to **\$17 million**.

For three co-applicants:

For family members or those with
kinship ties collaborating on a home
purchase, your combined maximum
loan limit is **\$23 million**

Special Individual Loan Limit for Homes Under \$14 Million:

To specifically support those looking at
more affordable properties, you have a
loan limit of **\$12 million** for properties
costing \$14 million or less.

(Please note: Your specific loan amount will always be determined by your individual affordability,
ensuring a manageable and smooth financial journey.)

ROUTE 1:

Your HOME BUYER'S COMPASS



Who May Apply

You must be:

- Between 18 and 70 years old.
- A current NHT contributor (employed, self-employed, or voluntary).
- Earning at least the minimum wage.
- Contributing to the NHT for at least 52 weeks (or 104 weeks for voluntary contributors).

► Know your Interest Rate

- If your **weekly earnings are less than \$30,000**, and you are purchasing an open market home priced at or below **\$14 million**, your required deposit is now at **2%**!
- For those with a **weekly income less than \$30,000.99**: Your service charge is now 0%
- For those with a **weekly income between \$30,001 and \$42,000.99**: Your service charge is reduced to **2%**

(For individuals earning \$42,001 and above weekly, the service charge remains at 5%.)

Home Grant Access: A Financial Boost on Your Journey!

- If you are a low-income contributor (earning **\$30,000.99 weekly or less**) who has consistently contributed to the NHT for at least **seven years**, the maximum Home Grant amount is **\$3.5 million** (with no required payback) to add to your loan amount, making your home-buying journey even more affordable and achievable.

ROUTE 2:

Your HOME BUILDER'S BLUEPRINT

Constructing Your
Dream Home



Loan Limits for Build-On-Own-Land: Stronger Foundations for Your Project!

To empower you to build the home you envision, we've increased the loan limits for those undertaking construction on their own land:

- Your individual loan limit is **\$11 million**
- For **two co-applicants**, your combined maximum loan is **\$17 million**
- For **three co-applicants**, your combined maximum loan limit is **\$23 million** (conditions apply.)

Who May Apply

- Be between 18 and 70 years old.
- Be a current NHT contributor (employed, self-employed, or voluntary).
- Own land with a Registered Title on which you can build, or be in the process of purchasing such land.
- Earn an income that allows you to repay the loan.
- Have made at least 52 weekly contributions, with 13 made during the last 26 weeks.
- Be able to account for your contributions and have paid up, with interest, any outstanding contributions due in the last 3 years.

ROUTE 2:



Your HOME BUILDER'S BLUEPRINT

- ▶ For those with a **weekly income less than \$30,000.99**: Enjoy a **0% service charge**
- ▶ For those with a **weekly income between \$30,001 and \$42,000.99**: Your service charge is 2% (If your weekly income is \$42,001 and above, your service charge is 5%.)

▶ Home Grant for Unfinished Units: Completing Your Masterpiece!

- ▶ If you are a mortgagor earning **less than \$30,000.99** weekly and you previously accessed a Build-On-Own-Land or Construction Loan for a two-bedroom unit or less, and your unit has been incomplete for **two years or more**, we're here to help you finish the journey!

- If you are a retired mortgagor who accessed a Build-On-Own-Land or Construction Loan for a two-bedroom unit or less, and were **earning less than JMD \$30,000.99 weekly**, and your unit has been incomplete for two years or more, we remain committed to helping you finish your construction journey.
- The NHT can provide an **additional loan** to bring your total up to an **\$11 million loan limit** (subject to affordability), giving you the necessary boost to complete your project.
- Even better, if that additional financing isn't quite enough to make your unit habitable, or if you are a pensioner, you may also qualify for a **Home Grant of up to \$3.5 million** to help bring your vision to completion! This grant provides crucial non-repayable support.

ROUTE 3:

Your **HOME OWNER'S SOLUTIONS**

**Enhancing your living
space**



Who can Apply

- The loan limit for existing homeowners looking to improve their property is \$5 million.
- You can access this loan if you purchased a house independent of the NHT, or if you accessed a loan from the NHT at least 7 years ago.
- Be between 18 and 65 years old.
- Be a current NHT contributor, whether in the capacity of an employed, self-employed, or voluntary contributor.
- Have made at least 52 weekly contributions, 13 of which were made during the last 26 weeks.
- Be able to account for your contributions and have paid up, with interest, any outstanding contributions due in the last 3 years.

ROUTE 3:

Your HOME OWNER'S SOLUTIONS



► Enhanced SMART Energy Loan:

- The loan limit for installing renewable energy systems on your property is **\$2.5 million**.
- The applicable interest rate is adjusted based on your income.

► SMART Energy Grants for Pensioners

- If you are a retired pensioner with an income of **less than \$30,000.99 weekly at the time of retirement**, you can apply for a SMART Energy Grant of **\$1.5 million** to help install renewable energy systems!
- We are committed to widespread impact, issuing **420 of these grants annually**, with **30 available per parish**, ensuring broad access to this green boost for your retirement.

Other Important Milestones on Your Map:

- **Contribution Refunds: Your Choice of Route!**

Effective July 1, 2025, private sector mortgagors will now have the valuable option to receive their contributions refund as cash in hand or to directly apply the refund amount to their existing loan account. This provides you with greater flexibility and control over your finances. It's your call, empowering you to choose the route that best suits your financial goals.

Let's navigate through the Special Facilities available.

Consider this your personal GPS for finding the right support for your homeownership journey.



Starting Point: Special Facilities

1. Heading to more funds for your current NHT property? Look for "Additional Funds."

- **Destination:** If you're an existing NHT mortgagor and didn't take your full loan amount initially, you can request the remaining funds.
- **Purpose:** Use these funds to make improvements to the property already financed by the NHT.

2. Need to boost your loan affordability with someone else's income? Set your course for "Combined Income."

- **Destination:** This facility uses the average weekly income of co-applicants.
- **Purpose:** A higher-earning applicant can help improve the overall loan affordability for both.
- **Caution:** Conditions apply.





3. Want to use your NHT contributions for upfront costs? Navigate to "Contributions Refund Toward Deposit (CRTD)."

- **Destination:** You can apply for your NHT contributions, even if they aren't due for a refund yet.
- **Purpose:** These funds can assist with:
 - Your deposit
 - Covering any shortfall in the purchase price
 - Property tax
 - Surveyor's ID report
 - Valuation report
 - Structural engineer's report
 - Legal fees
 - Construction related costs (conditions apply)

4. Can't afford the full price of an NHT scheme unit upfront? Plot your route to "Deferred Mortgage."

- **Destination:** If you're a contributor and the full selling price of the lowest-priced unit in an NHT scheme is out of reach.
- **Purpose:** Access a mortgage for at least 40% of the unit's price, with the remaining 60% paid at agreed intervals.

5. Have land without a title and need to secure it? Find your way to "Facility to Perfect Title."

- **Destination:** For non-homeowners with untitled land.
- **Purpose:** Access up to 75% of the land's market value or \$100,000 (whichever is less) to perfect the title.
- **Note:** This loan is exclusively for residential properties.



6. For those living with or caring for a person with a disability, follow the signs to "Grants for Persons with Disabilities."

- **Destination:** Mortgagors who have a disability or who live with and are responsible for relatives with a disability.
- **Purpose:** Access a grant of up to \$300,000 to retrofit and/or upgrade your dwelling to suit the individual's needs.
- **Limit:** Maximum of two grants per household.

7. Looking for support to achieve homeownership? Head towards "Home Grant."

- **Destination:** If your weekly earnings are between the minimum wage and \$30,000.99, and you've made at least seven years of contributions.
- **Purpose:** You may be eligible for a Home Grant.
- **Caution:** Conditions apply.

8. Need to combine forces with a younger family member to afford a home? Navigate to "Intergenerational Mortgage."

- **Destination:** If you're unable to afford the full purchase price of an NHT scheme unit.
- **Purpose:** Apply for this facility using a successor (an offspring or sibling under 45 years old).





9. Looking for smaller loans for housing-related activities? Chart your course to "Microfinancing."

- **Destination:** Contributors earning up to \$86,000 weekly.
- **Purpose:** Borrow up to \$1.1 million initially, and then up to \$1.95 million thereafter, for housing-related activities.
- **Access Point:** This facility is available through the following credit unions:
 - Community & Workers of Jamaica (CWJ) Co-operative Credit Union
 - EduCom Co-operative Credit Union
 - Jamaica Police Co-operative Credit Union
 - Jamaica Defence Force Co-operative Credit Union
 - First Heritage Co-operative Credit Union
 - Public Sector Employees Co-operative Credit Union
 - Lascelles Employees Co-operative Credit Union
 - Trelawny Co-operative Credit Union
 - Manchester Co-operative Credit Union
 - Essential & Emergency Services Co-operative Credit Union Gateway Co-operative Credit Union.

10. Parent looking to help a child with an NHT scheme solution? Proceed to "Parent Assist 1."

- **Destination:** A parent under age 70 who has not received an NHT benefit.
- **Purpose:** Assign your points to one biological or legally adopted child to improve their chances of being selected for an NHT scheme solution.

11. Parent co-applying with a child for an open market property? Set your GPS for "Parent Assist 2."

- **Destination:** A parent under age 70 who owns a house not financed by the NHT.
- **Purpose:** Co-apply with one biological or legally adopted child to improve their affordability to purchase property on the open market.

12. Experiencing changing financial circumstances that make your current loan challenging? Explore 'Refinancing' options."

- **Destination:** Apply to the NHT to refinance a loan if you:
 - Previously received special concessionary interest rates but lost your job due to redundancy.
 - Have been forced into early retirement by chronic illness.
 - Are experiencing hardship due to the breakdown of your marriage.
- **Important:** You must have never received a loan from the NHT to utilise this specific facility.
- **Alternative Route:** (A Homeowners Loan can also be used for refinancing if conditions are met.)





13. Looking to go green with your water heating? Take the turn for "Solar Water Heater Loan."

- **Destination:** Access up to \$250,000.
- **Purpose:** Purchase and install a solar water heater.

14. Planning major renewable energy installations? Your final stop is "Smart Energy Loan."

- **Destination:** Homeowners.
- **Purpose:** Borrow up to \$2.5 million to install renewable energy technologies such as solar panels and batteries, windmills and biomass, as well as water harvesting and storage facilities.



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**NEW ROUTES TO
HOMEOWNERSHIP
WITH NHT!**



Contact us so we can help
make your homeownership
dreams possible.



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