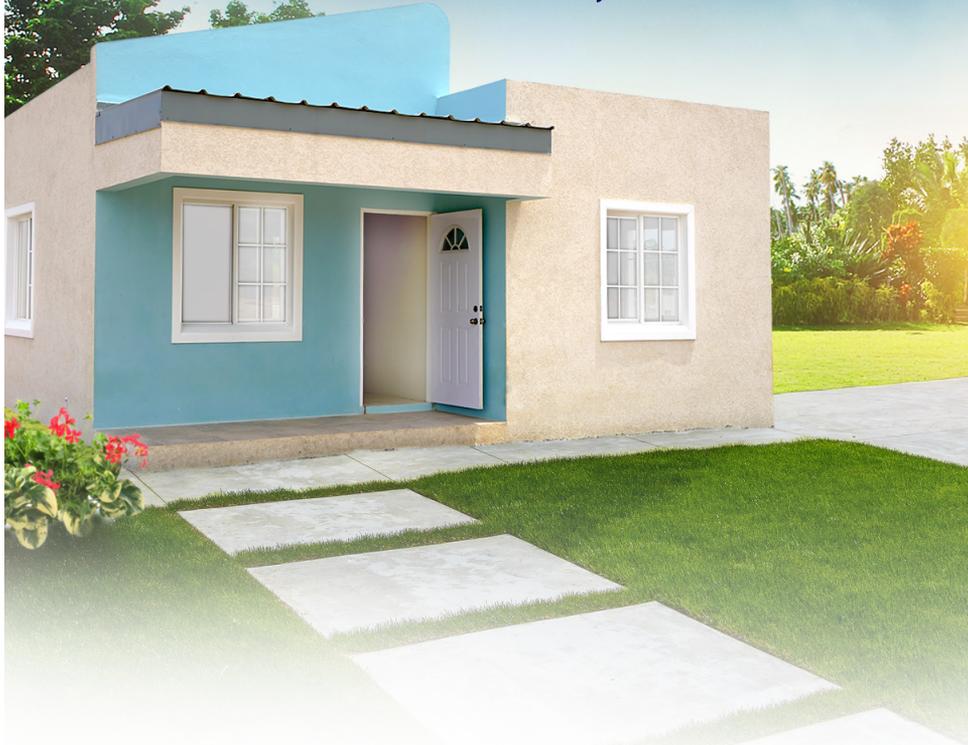


HUMMINGBIRD MEADOWS *Phase 1A*

Limitless Greenery



BIRD'S HILL, CLARENDON



**National
Housing Trust**

...the key to your home

🏠 4 Park Boulevard, Kingston 5, Jamaica W.I.

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🌐 www.nht.gov.jm

About

Hummingbird Meadows

LIMITLESS GREENERY

LOCATION

Hummingbird Meadows is located in Bird's Hill, Clarendon.

Just 11km from May Pen town centre, the development is ideally situated, offering easy access to urban amenities and the natural beauty and fresh air of the countryside. It features attractively designed units, open-concept living and dining areas with modern finishes and ample backyard space.

SOCIAL AMENITIES

Residents of Hummingbird Meadows will have access to local schools and to the following facilities in nearby May Pen:

- » May Pen Police Station
- » Commercial centers
- » Financial institutions
- » Hospital
- » Health facilities

TYPE OF UNIT

One-Bedroom detached unit

Price:\$9M - \$12.5M

Unit size:40 sq.m. (431 sq.ft.)

Lot sizes:465 sq.m. (5,000 sq.ft) – 697 sq.m. (7,500 sq.ft)

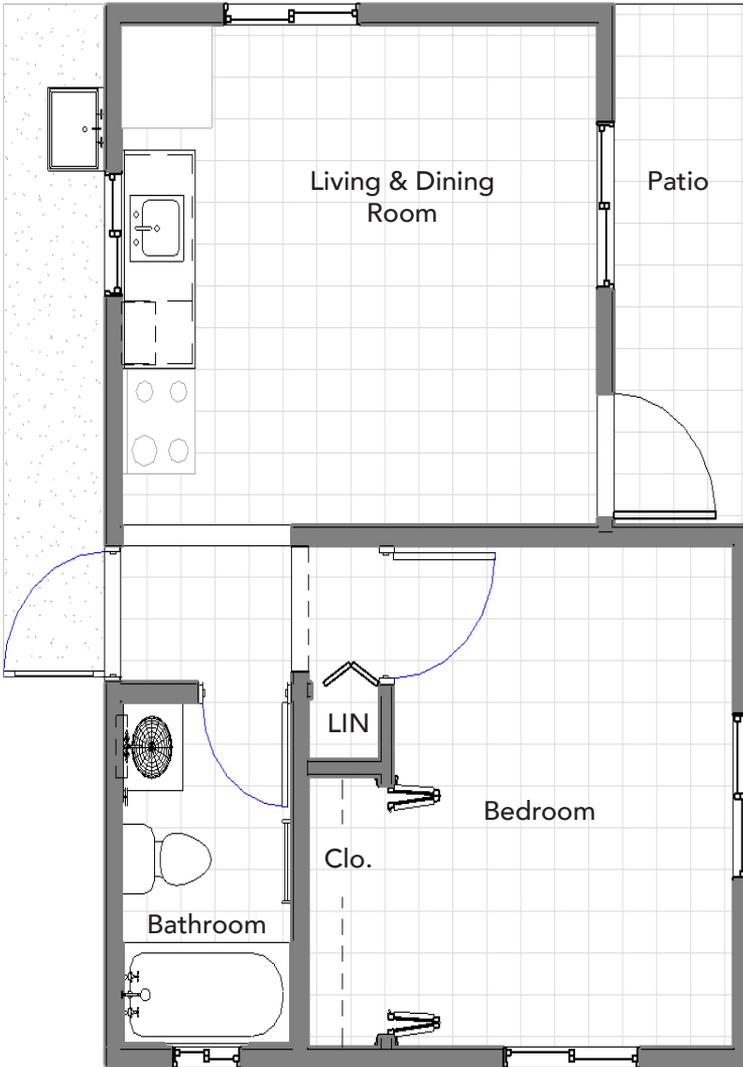
This development is under construction. Successful applicants will be advised of the estimated completion date, at the time of their loan interview.

FEATURES OF THE UNIT

- » Concrete slab and timber-framed roof
- » Paved driveway
- » Ceramic wall and floor tiles
- » Hardwood cabinets
- » UPVC windows



FLOOR PLAN



1-BEDROOM HOUSE



QUALIFYING REQUIREMENTS

Individuals seeking to apply for a Scheme Unit must satisfy the following criteria:

- » Be a current NHT contributor, whether in the capacity of an employed or self-employed individual
- » Be between 18 and 65 years old
- » Have made at least 52 weekly contributions of which 13 must have been made in the last 26 weeks, immediately before the date of application
- » Be a non-homeowner
- » Never accessed a loan from the NHT
- » Spouse is a non-homeowner.

All qualified NHT contributors may apply. However, preference will be given to qualified applicants who live and/or work in the parish in which the development is located.



APPLICATION PROCESS

You will be required to apply online at www.nht.gov.jm when the Scheme is advertised. Please watch our website and the print media for the application date.

In order to serve you better, do ensure that you and your co-applicant have the following available:

1. N.I.S card
2. TRN card
3. Government issued ID
4. If employed to a company: proof of contributions from past and present employers
5. If self-employed: visit or contact our Compliance Department to ensure that you are compliant.

After correctly entering the information online, follow the prompt to submit your application. Once submitted, a control number, i.e. your 'Reference ID', will be generated. Please ensure that you keep this number for future reference.



POLICIES TO ASSIST YOU

The NHT has the following facilities to assist you to afford a solution:

1

Contributions Refund Towards Deposit (CRTD)

If necessary, applicants may access contributions not yet due for refund, to help to purchase the property.

2

Home Grant

If you have made at least seven years' contribution and are earning up to \$15,000 weekly, you may be eligible for a grant of up to \$2.5 million.

3

Deferred Mortgage

This facility is offered to single applicants, who cannot afford the full purchase price of a Scheme Unit. Applicants can access a mortgage of at least 60% of the selling price of the unit. The balance of 40% is deferred and paid at agreed intervals.

4

Parent Assist 1

A parent over 65 years, may assign his/her points to one biological or legally adopted child. The parent's points would replace the points accumulated by the child to increase the likelihood of the child being selected for a Scheme Unit.

5

Intergenerational Mortgage

Contributors who are not able to afford the full purchase price of the NHT scheme solution, may be able to access an Intergenerational Mortgage. This loan will be scheduled to be repaid over a period of 60 years. However, before retirement, the primary applicant must identify a successor to service the balance of the loan after he/she retires.



FREQUENTLY ASKED QUESTIONS

Q1. If I have a co-applicant, whose points will be used for selection?

A. Only the points of the **primary applicant** will be used for selection. So, ensure that the person with the higher points is the primary applicant.

Q2. How will I know if my application is successful?

A. Watch our website and the print media to see if your name was published.

Q3. What should I take to my interview?

A. Once you are selected, you will be contacted by the NHT by mail and advised of the required documents you will need to submit, including:

- » NIS and TRN cards
- » If employed to a company:
 - Verification of Gross Income and Contributions Letter from past and present employers
- » Proof of age and identification.

Q4. What is PIE?

A. The Priority Index Entitlement (PIE) System is the selection system used by the NHT to award scheme loans to eligible contributors. Under PIE selection the criteria are:

- » **Parish of residence or parish of employment** - applicants must live and/or work in the parish where the development is located
- » **Number of points** - Points are derived from your contributions history and current income.

Q5. Will I be required to pay a deposit?

A. Only in instances where the price of the unit is greater than the amount you can afford to borrow.

Q6. How many persons may co-apply for a loan?

A. Only two persons may co-apply for a loan.

Q7. What is Parent Assist 1?

A. A parent up to 70 years of age may assign his/her points to one biological or legally adopted child. The parent's points would replace the points accumulated by the child to increase the likelihood of the child being selected for a Scheme Unit.

The child must have never received an NHT housing benefit and the parent(s) must have:

- » never received an NHT Non-homeowners or Homeowners Loan
- » contributed for over ten years, and
- » not received their total refunds.

Q8. What is Deferred Mortgage?

A. This facility is available to a contributor, whose income cannot afford the full purchase price of a Scheme Unit. Under this arrangement, the NHT will defer payment of up to 40% of the cost of the unit.

Q9. What is Intergenerational Mortgage ?

A. The Intergenerational Mortgage (IM) is offered to applicants who are unable to afford a loan for the full selling price of an NHT Scheme Unit, even after other facilities are applied. Under the IM, the applicant agrees to use the loan that he can afford towards the purchase of the unit. However, he/she must identify a family member who will commit to servicing the loan up to the full selling price and service charge, once he/she (the beneficiary) reaches the age of 70 years.