

# Windsor Hills



SPICY HILL, TRELAWNY



**National  
Housing Trust**

*...the key to your home*

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

☎ (876) 929-6500-9 (876) 960-4013-23 (876) 929-6627-34

🌐 [www.nht.gov.jm](http://www.nht.gov.jm)

# About Windsor Hills

## LOCATION

Windsor Hills is located near Spicy Hill, Trelawny, approximately 1 km from Duncans Square. It offers breathtaking views of the Caribbean Sea to the north and lush, rolling hills to the south. Available public transportation makes for easy access to civic and social amenities.

## SOCIAL AMENITIES

Residents of Windsor Hills will enjoy easy access to:

- » Schools
- » Police stations
- » Health facilities
- » Commercial centres
- » A library
- » A post office
- » Gas stations
- » Public transportation

## TYPE OF SOLUTION

### 26 Serviced Lots

Price: .....\$6.15M - \$6.9M

Minimum lot size: ..... 560 sq.m. (6,000 sq.ft.).

### 34 One-bedroom detached units

Price range: .....\$11.95M - \$12.6M

Unit size: .....49 sq.m. (532 sq.ft.)

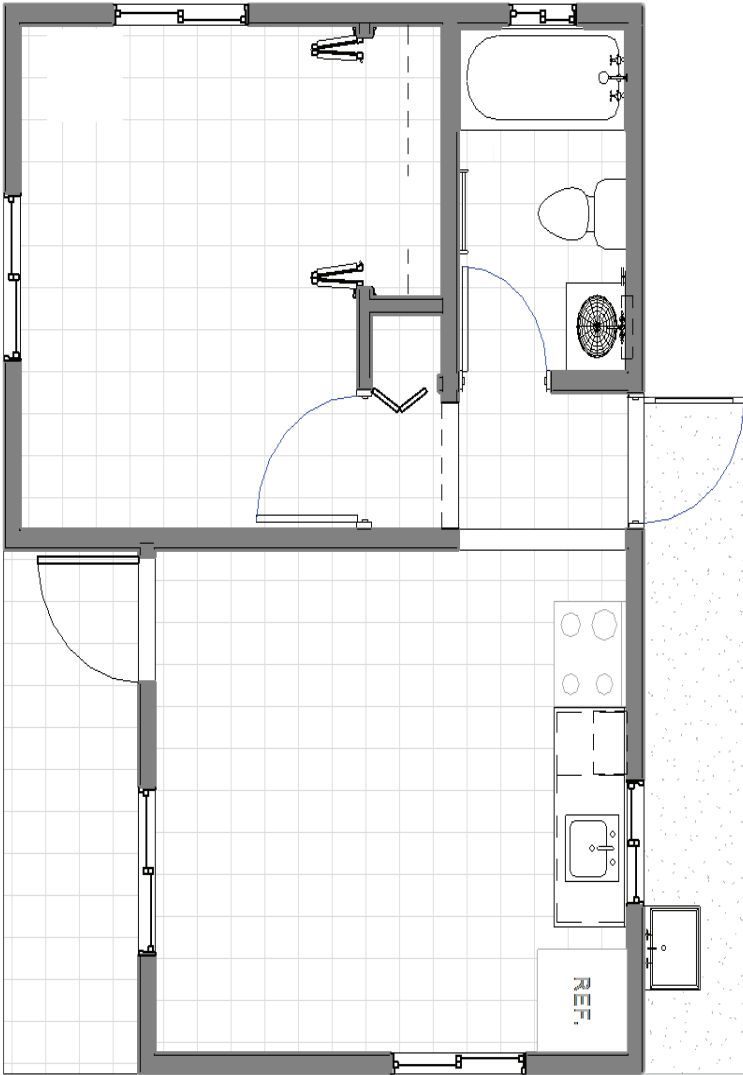
Minimum lot size: .....560 sq.m. (6,000 sq.ft.).

## FEATURES OF THE DEVELOPMENT

- » Scenic views
- » Potable water distribution system
- » Centralized water storage
- » Paved roads and kerb walls
- » Concrete slab roof
- » Paved driveway
- » Ceramic wall and floor tiles
- » UPVC windows



# FLOOR PLAN



**ONE BEDROOM DETACHED UNIT**



# FINANCING

Type of Solution: ..... Serviced Lot  
 Lot Size Range: ..... 560.02 sq.m. - 617.99 sq.m. (6,028 sq.ft. - 6,652 sq.ft.)  
 Price of Solution:..... \$6,150,000

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$13,000.00	\$17,681.49
Monthly Payment at 0% with 30 yrs. to pay	\$15,000.00	\$21,532.56
Monthly Payment at 0% with 20 yrs. to pay	\$22,500.00	\$31,134.62
Monthly Payment at 2% with 20 yrs. to pay	\$30,001.00	\$37,004.97
Monthly Payment at 4% with 20 yrs. to pay	\$42,001.00	\$43,621.13
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$47,201.12

Type of Solution: ..... Serviced Lot  
 Lot Size Range: ..... 655.99 sq.m. - 657 sq.m. (7,061 sq.ft. - 7,072 sq.ft.)  
 Price of Solution:..... \$6,500,000

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$13,000.00	\$18,153.82
Monthly Payment at 0% with 30 yrs. to pay	\$16,900.00	\$23,427.34
Monthly Payment at 0% with 20 yrs. to pay	\$23,780.00	\$32,906.51
Monthly Payment at 2% with 20 yrs. to pay	\$30,001.00	\$39,110.95
Monthly Payment at 4% with 20 yrs. to pay	\$42,001.00	\$46,103.64
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$49,887.36

Type of Solution: ..... Serviced Lot  
 Lot Size: ..... 710.06 sq.m. (7,643 sq.ft.)  
 Price of Solution:..... \$6,900,000

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$13,000.00	\$17,681.49
Monthly Payment at 0% with 30 yrs. to pay	\$15,000.00	\$21,532.56
Monthly Payment at 0% with 20 yrs. to pay	\$22,500.00	\$31,134.62
Monthly Payment at 2% with 20 yrs. to pay	\$30,001.00	\$37,004.97
Monthly Payment at 4% with 20 yrs. to pay	\$42,001.00	\$43,621.13
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$47,201.12

NB: Closing cost of \$3,500.00 not included in calculations.



# FINANCING

Type of Solution: ..... **One-Bedroom**  
 Lot Size Range: ..... **560 sq.m. - 585.47 sq.m. (6,027.99 sq. ft. - 6,301.97 sq. ft.)**  
 Price of Solution: ..... **\$11,950,000**

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$23,040.00	\$31,957.99
Monthly Payment at 0% with 30 yrs. to pay	\$29,370.00	\$40,671.53
Monthly Payment at 2% with 40 yrs. to pay	\$30,450.00	\$43,941.42
Monthly Payment at 2% with 30 yrs. to pay	\$36,280.00	\$52,350.39
Monthly Payment at 4% with 40 yrs. to pay	\$42,001.00	\$58,608.76
Monthly Payment at 4% with 30 yrs. to pay	\$45,800.00	\$66,121.50
Monthly Payment at 4% with 20 yrs. to pay	\$57,050.00	\$82,361.04
Monthly Payment at 5% with 40 yrs. to pay	\$100,001.00	\$66,826.56
Monthly Payment at 5% with 30 yrs. to pay	\$100,001.00	\$73,737.91
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$89,317.27

Type of Solution: ..... **One-Bedroom**  
 Lot Size: ..... **689.15 sq.m. - 735.63 sq.m. (7,417.98 sq. ft. - 7918.30 sq. ft.)**  
 Price of Solution: ..... **\$12,600,000**

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$24,210.00	\$33,584.62
Monthly Payment at 0% with 30 yrs. to pay	\$30,000.00	\$42,772.12
Monthly Payment at 2% with 40 yrs. to pay	\$32,080.00	\$46,219.86
Monthly Payment at 2% with 30 yrs. to pay	\$38,170.00	\$55,086.22
Monthly Payment at 4% with 40 yrs. to pay	\$42,780.00	\$61,685.01
Monthly Payment at 4% with 30 yrs. to pay	\$48,240.00	\$69,606.39
Monthly Payment at 4% with 20 yrs. to pay	\$60,100.00	\$86,729.25
Monthly Payment at 5% with 40 yrs. to pay	\$100,001.00	\$70,349.80
Monthly Payment at 5% with 30 yrs. to pay	\$100,001.00	\$77,637.08
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$94,063.85

NB: Closing cost of \$3,500.00 not included in calculations.



# 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 period, 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](http://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. **If employed to a company:** proof of contributions from past and present employers.
4. **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 facilities to assist you in affording your home:

1

## **Financing for NHT Schemes (up to \$15M)**

However, you will still be required to pay the closing cost associated with the purchase of the unit (which is currently \$3,500).

2

## **Contributions Refund Towards Deposit (CRTD)**

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

3

## **Home Grant**

If you have made at least seven years' contribution and are earning up to \$15,000 weekly, you may be granted a subsidy of up to \$3.5 million.

This grant may be combined with any of the NHT's Non-Homeowner's loan.

4

## **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.



# 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 highest 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 documents you will need to submit, including:

- » NIS and TRN cards
- » If employed to a company: a letter verifying gross income and contributions from past and present employers
- » Proof of age and identification

## Q4. How are selections made for scheme benefits?

**A.** Selections are made using the Priority Index Entitlement (PIE) System.

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 weekly contributions and current income.

## Q5. Will I be required to pay a deposit if I am selected?

**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. Can a parent assist a child to get a scheme benefit?

**A.** A parent 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 must have:

- » never received an NHT Non-homeowners or Homeowners Loan
- » have contributed for over ten years, and
- » have at least one year's contribution remaining in his/her account at the NHT.

## 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.