

**FAQs on *Mera Ghar, Mera Ashiana Scheme (MGMA)*  
(GOP's Markup Subsidy and Risk Sharing Scheme for Affordable Housing Finance)**

**December 17, 2025**

| <b>S. No.</b> | <b>Query</b>  | <b>Response</b>   |
|---------------|---|---|
| 1.            | How can the first time homeownership be established?  | In order to establish first time homeownership, PFIs will obtain an undertaking to the same effect from its borrower/customer with necessary provisions for termination and recovery of subsidy paid and other penalties, in case it is established at a later stage, that the borrower/ customer owned a house at the time of application for availing subsidy facility. |
| 2.            | Can the income of co-borrowers be clubbed under the scheme?   | PFIs may exercise the option of clubbing the income of co-borrowers as per their respective internal criteria.  |
| 3.            | Can a borrower avail housing finance over and above Rs. 3.5 million against the same housing unit (availing the differential amount on commercial terms)? | No  |
| 4.            | Is there any SBP advice regarding informal income estimations models for housing finance?   | It is expected from the banks to utilize their respective income proxy models developed by them in compliance of IH&SMEFD Circular No. 07 of 2021 for housing finance.  |
| 5.            | Is there any maximum limit on value of property being financed under the scheme?  | There is no maximum limit on the value of property being financed. However, financing will be extended as per terms of the scheme.  |
| 6.            | Is there any age limit under the scheme to avail housing finance under the scheme?  | No age limit has been prescribed in the scheme. Banks may evaluate the financing applications as per bank's internal credit assessment.   |
| 7.            | Will the bank pricing provided in the scheme be at the discretion of the bank after first 10 years?   | The bank pricing would remain same as defined in the scheme i.e., One-Year KIBOR + 3% for remaining tenor of the financing.   |
| 8.            | Is bank staff eligible to avail financing under this facility?  | Bank staff not eligible under their respective HR policies for housing finance can avail financing under the MGMA scheme. However, such financing shall be at arm's length basis and on normal terms and conditions applicable for other customers of the PFIs. The PFIs shall ensure that the appraisal standards are not compromised in such cases.                     |

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| 9.  | Can financing under the scheme be extended for renovation/expansion of the existing housing unit?                  | <p>The scheme is only for</p> <ul style="list-style-type: none"> <li>• Purchase of house/flat</li> <li>• Construction of house on already owned plot</li> <li>• Purchase of plot and construction of house.</li> </ul>                               |
| 10.   | Can the facility be terminated/paid off anytime or is there a minimum period?                                      | Facility can be terminated/paid-off by borrower at any point in time. Further, financing PFI will not charge any prepayment penalty in case of early repayment by the borrower as provided in the scheme.  |
| 11.   | Is there any risk coverage under the scheme?   | The risk coverage of 10% on first loss basis is available on outstanding portfolio to PFIs under the scheme.   |
| 12.   | Can the tenor of the loan under the scheme be less than 20 years?  | The scheme only provides maximum tenor of the loan.  |
| 13.   | What is the minimum financing tenor under the scheme?  | There is no minimum financing tenor under the scheme.  |
| 14.   | In case the tenor of the loan is less than 20 years, will the borrower be entitled to markup subsidy for 10 years? | The tenor of subsidy will remain 10 years if the loan tenor is 10 years or more than 10 years. In the scenario, where loan tenor is less than 10 years, markup subsidy will be available for the loan tenor.   |
| 15.   | If the size of house is slightly above 5 marlas, can the financing request be considered?                          | As given in the scheme, the size of house cannot be above 5 marlas.  |
| 16.   | Can financing under the facility be utilized for the purchase of plot?   | A plot of land can only be purchased under the scheme if a house is to be constructed on the plot and financing is meant both for purchase of land and construction thereon provided all other terms and conditions of the scheme are complied with. |
| 17.   | Would markup subsidy be paid/claimed during construction period?   | Markup subsidy can be claimed during construction period on the actual amount disbursed to borrower. This period is included in maximum period of 10 years for which markup subsidy will be provided under the scheme.                               |

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| 18. | Is there any covered area requirement of houses being financed under the scheme? | As provided in the scheme, maximum size of a house being financed is up to 5 Marla. There is no requirement of covered area for the houses being financed under the scheme. |
| 19. | What will be debt to burden ratio (DBR) under this scheme?                       | As per relevant housing finance regulations of SBP.   |