

Minimum Required Documents for Building Loan Applications:	
<p><b>Building plan:</b> The plan must be in the PDF format and reflect the following:</p> <ul style="list-style-type: none"> <li>- Floor plan which are the whole measurements of the dwelling.</li> <li>- Area schedule which shows the total square meter of the ERF and dwelling to be built.</li> <li>- The plan needs to be detailed however does not necessarily have to be an approved plan at this stage.</li> </ul>	
<p><b>Comprehensive building tender from the builder:</b></p> <ul style="list-style-type: none"> <li>- The tender needs to be detailed and give a breakdown of the cost of the project inclusive of all work that is to be done, i.e. with a summary of pc items and related amounts as per the contract price.</li> <li>- In order to determine if the tender is sufficient you would need to divide the contract price and divide it by the total square meters (m<sup>2</sup>) of the house as per the plan on the area schedule e.g. (R2,100,000.00 / 329m<sup>2</sup> = 6,383.00psm).</li> <li>- A minimum acceptable market related tender is from R 6,300.00psm depending on the area where the dwelling is being built it may be higher.</li> </ul>	
<p><b>Schedule of finishes from the builder:</b></p> <ul style="list-style-type: none"> <li>- This is a detailed list of the works to be under taken specifying the materials and finishes which will be used in construction of the dwelling.</li> </ul>	
<p><b>Builders NHBRC registration certificate:</b></p> <p>This document needs to have the following:</p> <ul style="list-style-type: none"> <li>- The provision which states the amount of houses the builder is allowed to build.</li> <li>- The entity name and trading as name if the builder has one.</li> <li>- The expiry date.</li> </ul>	
<p><b>Building contract:</b></p> <p>In order for this document to suffice it needs to have the following.</p> <ul style="list-style-type: none"> <li>- Details of both the contracting parties i.e. the client and the builder.</li> <li>- The builder's entity name needs to reflect exactly the same as stated on the builders NHBRC registration and not the trading name.</li> <li>- The ERF details of the dwelling.</li> <li>- The contract price.</li> <li>- The arbitration/dispute resolution clause (the clause must not involve the bank in the arbitration process as this can only be done by an independent party from the building industry.</li> <li>- The document needs to be signed and dated by the contractor, customer and all witnesses.</li> </ul>	
<p><b>FNB waiver of builder's lien:</b></p> <p>Both pages of the waiver need to be initialled and the following details need s to be stated:</p> <ul style="list-style-type: none"> <li>- The contractors natural name, entity and address.</li> <li>- Resolution for (PTY) LTD's.</li> <li>- Clients detail (if its joint both clients details need to be stated).</li> <li>- Dated and signed by the contractor.</li> </ul>	
<p><b>FNB tender and specifications:</b></p> <p>All 8 pages need to be initialled and the following details need to be stated:</p> <ul style="list-style-type: none"> <li>- Page 1 – client and ERF details, the township and the contract price as per Pyramid, building contract and the quotation.</li> <li>- Page 6 – Contractors signature, date and address.</li> <li>- Page 8 – Contractors address, dated and signed by both witnesses.</li> </ul>	
<p><b>General:</b> Documents must be legible otherwise not acceptable to the banks.</p>	