

Application Form

Personal Information				
Full name Applicant 1:		Full name Applicant 2:		
Address:				
Town:				
Zip/Post code:		Country:		
Home Tel:		Work Tel:		
Cell phone:		Fax:		
Email address:				
Date of Birth:		Date of Aliyah (if app.):		
Do you have a professional or academic degree?		Applicant 1		Applicant 2
		YES	NO	YES
How many children under the age of 21 do you have?				
Do you own a house?		YES		NO
Do you have a mortgage on that property?		YES		NO
		How much?		

Employment Details				
	Applicant 1		Applicant 2	
Employment status:	self-employed		self-employed	
	employee	retiree	employee	retiree
	student	unemployed	student	unemployed
Name of company:				
Address of company:				
Occupation:				
Dates employed at current job?				
Net Monthly Income:				
Other income: (property, stock etc.)				

Property & Mortgage Information				
Property Address:				
Town:		Zip/Post code:		
Property value:				
Amount of mortgage needed:				
Date mortgage needed:				
What date are you completing on the property?				
Mortgage period needed? (up to 25 years)	10	15	20	25
Amounts already paid:				
When are the next payment(s) due?				
Number of rooms?		Which floor?		
Type of property?				
Who are you purchasing from?		contractor	second hand	
Where is the property registered?		Housing company		
		Land Registry Office		
		Israel Lands Authority		
For what reason are you buying this property?		Residential/Investment		
Will the property be rented out?		YES	NO	

The bank will be willing to loan a percentage of the appraised value of the property, not the amount you paid for the property.		
Has the property been appraised?	YES	NO
Do you think an appraiser would value your property for less than you paid?	YES	NO
Have there been renovations to the property that might have required a permit?	YES	NO
If YES, was a permit granted?	YES	NO
Does either applicant 1 or applicant 2 have serious life threatening health issues?	YES	NO
The bank requires that all your equity is paid as a down payment, and that the purchase tax on the property is paid before they are willing to pay any part of the loan.		
Will this be a problem for you?	YES	NO
If IsraMortgages needs to apply for third party mortgage insurance on your behalf, do you give us permission to release your information?	YES	NO

Terms & Conditions

1. IsraMortgages will use diligence in finding and securing the best mortgage for your needs and will submit the mortgage application to the bank with the terms most favorable to the borrowers.
2. IsraMortgages will ensure all documents are processed quickly and efficiently. We do not take responsibility for late payment of the mortgage. This includes delays caused by the banks, your lawyer, government offices or other unforeseen delays.
3. We may record telephone conversations with or without use of a warning tone and we may use these recordings as evidence of contracts entered into or in relation to disputes as well as for our ongoing quality control and training program.
4. You agree to advise us of any change of your contact details, including your home address. If you fail to do so, you agree that we may serve documents, including service of process, at the last address you provided to us and that such service shall be effective.
5. You also warrant that by making contracts under these Terms and Conditions you will not be in breach of any law in any relevant jurisdiction.
6. We shall not be responsible in any way for any delay in payment we make under these Terms caused by you or any other third party, including but not limited to bank delay, postal delay, failure or delay of any fax or electronic transmission, telecommunication failures or disruptions or delay caused by accident, emergency, act of god, maintenance downtime, declared or imminent war, revolt, civil unrest, catastrophes of nature, lock-outs, boycotts or blockades. For the avoidance of doubt you accept that you are solely responsible for ensuring that all payments required from you under any transaction between you and us are made promptly and within the time limits specified by the particular contract.
7. These Terms and Conditions are under the jurisdiction of the courts of the State of Israel and shall be interpreted in accordance with Israeli law sole and exclusive jurisdiction is with the relevant court of law in Jerusalem. However, this clause does not prevent us from commencing proceedings against you in any other jurisdiction should it be necessary to do so.

Fees

1. Approval Fee: 3,000 NIS plus VAT is payable if the mortgage is approved and the client decides not to take the mortgage for any reason. (If the mortgage is used the fee is included in the mortgage consultancy fee).
2. Mortgage Consultancy Fee: 0.75% (plus VAT) of the total mortgage taken from the bank. From this, 75% is due at signing on the mortgage agreement and 25% at the final mortgage payment by the bank.
3. The mortgage consultancy fee does not include expenses connected to taking out the mortgage – including registering of liens, documents to be notarized, Mictavei Charaga and Hasavot of bank guarantees.

- I/we confirm that to the best of my knowledge all details I/we have given are correct.
- I/we confirm that I/we have read, understood and agree to all the terms and conditions, and fees above:

Applicant 1:

Name: _____

Signed: _____

Date: _____

Applicant 2:

Name: _____

Signed: _____

Date: _____

***Please initial each of the previous two pages.
Please make sure you include all items on the checklist provided.***