

# Catherine

**ESTATE**



SPANISH TOWN, ST. CATHERINE



**National  
Housing Trust**  
*...the key to your home*



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

# About Catherine Estate

## LOCATION

Catherine Estate is located on the Dunbeholden Road between Spanish Town and Portmore, Catherine Estate offers easy access to civic amenities in both urban centres. The development features charming duplex studio and detached one-bedroom units with open concept living, dining and kitchen areas.

## SOCIAL AMENITIES

Residents of Catherine Estate will have access to nearby:

- » Schools
- » Police stations
- » Shopping facilities
- » Health facilities

## TYPE OF UNIT

### 81 Duplex Studio Units

Unit size: .....26 sq.m. (278 sq.ft.)

Lot size: .....199.8 sq.m. (2,131 sq.ft.)

Price range:.....**\$7.55M - \$7.93M**

### 10 One-Bedroom Units

Unit size: .....35 sq.m. (380 sq.ft.)

Minimum Lot size: .....311.9 sq.m. (3,358 sq.ft.)

Price range:.....**\$8.31M - \$8.96M**

## FEATURES OF THE UNITS

- » UPVC windows
- » Ceramic wall and floor tiles
- » Aluminum galvanized steel roof
- » Solid surface countertops
- » Space for expansion



# FLOOR PLAN



**DUPLEX STUDIO UNIT**



# FLOOR PLAN



## ONE-BEDROOM UNIT



# FINANCING

Price of Solution : ..... \$7,550,000.00  
(Duplex Studio) Unit size : 26 sq. m. (278 sq. ft.)

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$13,500.00	\$19,501.32
Monthly Payment at 0% with 30 yrs. to pay	\$17,690.00	\$25,546.35
Monthly Payment at 0% with 20 yrs. to pay	\$25,310.00	\$36,556.77
Monthly Payment at 2% with 40 yrs. to pay	\$30,001.00	\$27,612.26
Monthly Payment at 2% with 30 yrs. to pay	\$30,001.00	\$32,925.04
Monthly Payment at 2% with 20 yrs. to pay	\$30,300.00	\$43,763.46
Monthly Payment at 4% with 40 yrs. to pay	\$42,001.00	\$36,879.07
Monthly Payment at 4% with 30 yrs. to pay	\$42,001.00	\$41,625.62
Monthly Payment at 4% with 20 yrs. to pay	\$42,001.00	\$51,885.74
Monthly Payment at 5% with 40 yrs. to pay	\$100,001.00	\$42,071.07
Monthly Payment at 5% with 30 yrs. to pay	\$100,001.00	\$46,437.66
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$56,280.68

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



# FINANCING

Price of Solution : ..... \$7,930,000.00  
(Duplex Studio) Unit size : 26 sq. m. (278 sq. ft.)

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
Monthly Payment at 0% with 40 yrs. to pay	\$14,150.00	\$20,425.10
Monthly Payment at 0% with 30 yrs. to pay	\$18,540.00	\$26,774.38
Monthly Payment at 0% with 20 yrs. to pay	\$26,550.00	\$38,338.97
Monthly Payment at 2% with 40 yrs. to pay	\$30,001.00	\$28,944.27
Monthly Payment at 2% with 30 yrs. to pay	\$30,001.00	\$34,524.45
Monthly Payment at 2% with 20 yrs. to pay	\$31,780.00	\$45,908.38
Monthly Payment at 4% with 40 yrs. to pay	\$42,001.00	\$38,677.49
Monthly Payment at 4% with 30 yrs. to pay	\$42,001.00	\$43,662.94
Monthly Payment at 4% with 20 yrs. to pay	\$42,001.00	\$54,439.47
Monthly Payment at 5% with 40 yrs. to pay	\$100,001.00	\$44,130.82
Monthly Payment at 5% with 30 yrs. to pay	\$100,001.00	\$48,717.18
Monthly Payment at 5% with 20 yrs. to pay	\$100,001.00	\$59,055.61

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



# FINANCING

Price of Solution : ..... **\$8,310,000.00**  
(Detached One-bedroom Units) Unit size : **35 sq. m. (380 sq. ft.)**

	<b>Minimum Weekly Income Required</b>	<b>Estimated Minimum Monthly Payment</b>
<b>Monthly Payment at 0% with 40 yrs. to pay</b>	\$15,490.00	\$22,363.98
<b>Monthly Payment at 0% with 30 yrs. to pay</b>	\$20,400.00	\$28,423.36
<b>Monthly Payment at 0% with 20 yrs. to pay</b>	\$28,500.00	\$40,542.11
<b>Monthly Payment at 2% with 40 yrs. to pay</b>	\$30,001.00	\$30,697.22
<b>Monthly Payment at 2% with 30 yrs. to pay</b>	\$30,001.00	\$36,544.80
<b>Monthly Payment at 2% with 20 yrs. to pay</b>	\$33,600.00	\$48,474.24
<b>Monthly Payment at 4% with 40 yrs. to pay</b>	\$42,001.00	\$40,896.86
<b>Monthly Payment at 4% with 30 yrs. to pay</b>	\$42,001.00	\$46,121.20
<b>Monthly Payment at 4% with 20 yrs. to pay</b>	\$42,001.00	\$57,414.13
<b>Monthly Payment at 5% with 40 yrs. to pay</b>	\$100,001.00	\$46,611.50
<b>Monthly Payment at 5% with 30 yrs. to pay</b>	\$100,001.00	\$51,417.63
<b>Monthly Payment at 5% with 20 yrs. to pay</b>	\$100,001.00	\$62,251.48

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



# FINANCING

Price of Solution : ..... **\$8,960,000.00**  
(Detached One-bedroom Units) Unit size : **35 sq. m. (380 sq. ft.)**

	Minimum Weekly Income Required	Estimated Minimum Monthly Payment
<b>Monthly Payment at 0% with 40 yrs. to pay</b>	\$16,620.00	\$23,990.61
<b>Monthly Payment at 0% with 30 yrs. to pay</b>	\$21,140.00	\$30,523.94
<b>Monthly Payment at 2% with 40 yrs. to pay</b>	\$30,001.00	\$32,975.67
<b>Monthly Payment at 2% with 30 yrs. to pay</b>	\$30,001.00	\$39,280.64
<b>Monthly Payment at 2% with 20 yrs. to pay</b>	\$36,100.00	\$52,143.19
<b>Monthly Payment at 4% with 40 yrs. to pay</b>	\$42,001.00	\$43,973.11
<b>Monthly Payment at 4% with 30 yrs. to pay</b>	\$42,001.00	\$49,606.09
<b>Monthly Payment at 4% with 20 yrs. to pay</b>	\$42,770.00	\$61,782.35
<b>Monthly Payment at 5% with 40 yrs. to pay</b>	\$100,001.00	\$50,134.74
<b>Monthly Payment at 5% with 30 yrs. to pay</b>	\$100,001.00	\$55,316.80
<b>Monthly Payment at 5% with 20 yrs. to pay</b>	\$100,001.00	\$66,998.06

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 70 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 corporate area and St. Catherine.*



# 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. 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

## Up to 100% Financing

2

## Contributions Refund Towards Deposit (CRTD)

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

3

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

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

**Q2. 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.

**Q3. How will I know if my application is successful?**

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

**Q4. How are successful applicants selected?**

**A.** NHT uses the Priority Index Entitlement (PIE) System 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 weekly contributions and current income

**Q5. 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.

**Q6. 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.

**Q7. 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.

**Q8. What is Parent Assist 1?**

- 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:

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



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