



The 20Twenty home loan guide

Live free, through home loan financing that enables faster debt-free homeownership.

20Twenty

Financial Solutions

At 20Twenty we believe that Namibians should live free from debt.

20Twenty is a 100% Namibian owned company. Our 20Twenty home loan aims to uplift Namibians by enabling them to live free from debt on their primary property. This home loan product is backed by the Team's financial experience spanning more than 200 years.

Through this innovative financing model, we can now offer home financing at the lowest possible cost over the shortest possible time, enabling employees to initiate a savings culture.

Employer

20Twenty gives participating employer companies, the option to offer a homeowner solution as an additional employee benefit with no cost implications to the employer. The payroll deduction reduces the credit risk for our investors. This benefit is fully passed on to the employee through the reduced rates over the term of the loan, resulting in reduced cost of monthly instalments as well as interest saving over the period of the loan.

Employee

Reduced instalments and reduced total cost of ownership allow the customer to Live free from debt far sooner than with traditional loans.

Do you want to reduce your total cost of homeownership?

Do you want a more affordable home loan?

Whether you're buying a home or refinancing an existing home, let 20Twenty be there every step of the way. We help make sure that the process is as quick and painless as possible, without any hidden fees or early settlement penalties.

Do you want to retire debt free?

We're not a bank or a middleman. We are home loan finance specialists who have shaped a new innovative financing model focussed on faster debt-free homeownership. We believe that people should own their home without paying unnecessary interest -ultimately investing and capitalizing on your future.

Do you want a repayment amount that isn't affected by the fluctuating interest rates?

A home loan is a long-term commitment and that's why we've customized an inflation-linked financing solution focusing on you. What do we mean by "Inflation-linked"? This means that the interest on your home loan is based on an annual inflation rate, which is not subject to repo rate fluctuations, resulting in a more constant repayment. You'll be assured that you have a 12 month, non-fluctuating repayment of your home loan –no surprises or uncertainty.

Key Features of 20Twenty:



20Twenty is a unique inflation-linked home loan solution.



This sustainable financing model aims to grow with you – as your income grows, your repayment amount step-ups will match your salary increase percentage, thus shortening the overall payment period.



Preferred maximum repayment period is 15 years – 180 months only! That means increased cashflow in your savings pocket once the home loan is repaid.



No additional payments at the end of the term – your home is fully paid off.



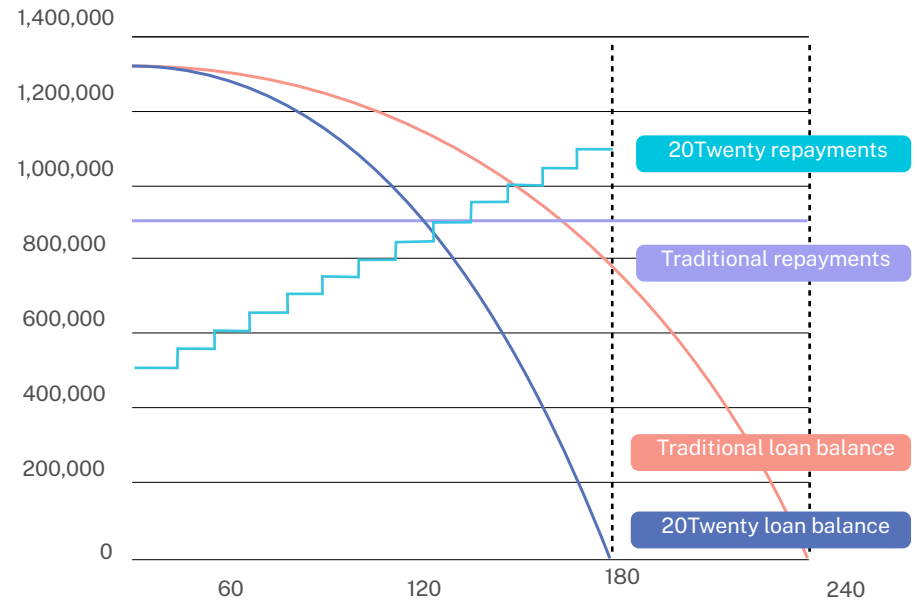
No hidden management fees and no monthly administration fees.



Our monthly interactive statement empowers you to make informed decisions.

20Twenty compared to traditional mortgages

The graph below compares a N\$1,3million home loan between a commercial bank and 20Twenty. By simply adjusting repayments to increase as your salary does, 20Twenty manages to shave off 5 years from the traditional 20 year home loan.



What are the benefits?

A traditional mortgage loan repayment is calculated on 30% repayment to gross income (RTI). 20Twenty loan repayment is calculated on 20–25% repayment to gross income (RTI).

The benefit thereof is:

- Your loan repayment becomes more affordable and gives you access to monthly cash flow.

This means that 20Twenty assists clients to grow wealth (Wealth creation) by:

- Helping clients to repay their bonds before retirement
 - This has a positive impact on retirement savings, as repayment funds could now be applied towards additional retirement savings for the period up to retirement
- Shortened repayment period saves hugely on interest costs
- Financial literacy relevant to homeowner clients
- 20Twenty repayments remain constant between salary adjustments (12 months)
- Total cost of ownership is reduced between 30–40%
- Embedded life & disability cover
- Inclusive access to home ownership
- Shortened debt relief impacts positively on client's emotional wellbeing
- An opportunity to increase your financial wellbeing

What is the qualifying criteria?

Minimum requirements:

Employed by registered Company

Primary residence

Permanently employed more than 5 years

Subject to affordability

Credit to disposable income <65% (76.9%)

Minimum loan: N\$50,000

Credit assessment

Documentation is required to draft a personalised affordability assessment:

1. Namibian Identity Document / Passport / Birth Certificate
2. Non-Namibian citizen– Passport and valid Visa for entry into Namibia
3. Marriage Certificate and Antenuptial Contract
4. Proof of Residence
5. 6 months electronic Bank Statement
6. Salary Slip
7. Proof of other income
8. Completed Application Form, which includes list of expenses and personal balance sheet.

Credit checks will be conducted.

Property will need to be valued.

20Twenty will need a direct salary deduction code from the company for the repayment of the loan.