

FIRST HOME MORTGAGE GUARANTEE FUND

The Guarantee Fund for first home mortgages was set up thanks to the 2014 Stability Law (Law 27 December 2013, no.147, art. 1, paragraph 48, letter C) at the Ministry of Economy and Finance, **to facilitate access to credit** for households intending to purchase or improve **the energy efficiency of their homes**.

The State offers the necessary guarantees for the opening of mortgages intended for the purchase, renovation or energy-efficiency improvement of buildings that will become the main home, as well as the first home. The bank cannot ask the customer accessing the Fund for further personal guarantees because the State is the guarantor. Mortgage and possible insurance remain outside (from the Fund).

The Fund's guarantee covers 50% of the capital requested from the bank and can be accessed by first home loan applicants for an amount not exceeding €250,000. The rate applied to the loan is no higher than the Average Effective Global Rate (TEGM) published quarterly by the Ministry of Economy and Finance pursuant to the anti-usury law.

Who can access the Fund

The Fund can be accessed by

- young couples (where at least one of the two components is under 35 years of age);
- young people under 35 years of age who have an atypical employment relationship;
- single-parent households with minor children;
- tenants of housing owned by the Autonomous Housing Institutes

Characteristics of the property

The property that the customer (or customers) intends to purchase, renovate or improve in terms of energy efficiency must be located in Italy and have the following characteristics

- it must be used as a main residence
- it must not fall within cadastral categories A1 (stately homes), A8 (villas) and A9 (castles, palaces);
- it must not have luxury characteristics .

How to apply

The application for access to the Fund may be submitted directly to the bank participating in the initiative and to which the customer requests the loan. The list of participating banks is constantly updated and is available on the Consap Spa [IPERTESTO] (Concessionaria Servizi Assicurativi Pubblici S.p.A.) website. On the same page, it is possible to download the application forms, but all the information is also available on the website of the Ministry of Economy and Finance (MEF) and on the websites of the participating banks.

Citizens who are enrolled in a pension fund can request an advance on their accumulated capital (up to 75 per cent) to buy or renovate a house. In order not to reduce the capital available to them at retirement, they can reintegrate all or part of the withdrawn sum over time. Similarly, it is possible to ask the employer for an advance on severance pay.