



Bringing Families Home the Sharia Way

A house is just brick and stone,  
A home is where memories are made

**ijaraloans.com**  
**2531 Jackson Ave, Ste 331**  
**Ann Arbor, MI 48103**  
**Phone 1-87-786-IJARA (45272)**

## **Commercial Real Estate**

Sharia Compliant

Multi Family

Office, Retail, Industrial

Gas Stations

Medical Office

## **Residential Real Estate**

Sharia Compliant

No upfront fees

Variable and fixed options

Purchase or Re-finance

Mortgage Conversion

Up to 96.5% LTV

Freedom to Sell

Owner Occupied 1-4 Units

Available in all 50 States

## HOW THE IJARA PROGRAM WORKS

The program is based on ijaara wa iqtina, or a lease followed by an acquisition. It is one of the forms of business that is Islamically acceptable. You select the property, and an independent Trust acquires it and rents it back to you.

### Your Initial Payment On-Account

At closing, you make your down payment towards the acquisition price. This is your initial payment on-account.

### Accruing Equity

Your payment on-account represents your initial equity in the property. Your monthly payments include rent and a further payment on account, thereby increasing your equity. You can acquire full title to the property when the sum of your payments on-account equals the original purchase price.

The original purchase price is the goal toward which you are always working; we do not adjust it over the life of the lease. This eliminates gharar. In addition, we do not charge penalties should you decide to make payments on-account faster than originally scheduled. Early payments help you terminate the lease earlier.

### Selling the Property

You are free to request the sale of the property at any time you wish. An assignment will be executed between yourself and The Trust, at closing The Trust will sell to you and you will sell to the market place (the new Purchaser).

### Permissible Profits, Capital Gains & Losses

If you sell the property at a gain, you keep 100% of the gain. We earn profit by collecting rent. At the time of sale, we recover only our remaining investment in the property. If you sell at a loss, your imputed equity takes the first loss. Beyond that The Trust may suffer the additional loss.

### Taxes & Deductibility

You are still eligible for the deductions on your income tax return for the amount of the profit and property taxes. We urge you to consult a tax specialist to see how you are specifically impacted.



[www.ijaraloans.com](http://www.ijaraloans.com)

*Ijara is one of the three Islamic methodologies to purchase or refinance your home.*

*The program is compliant with Islamic Sharia Guidelines.*



## HOW MUCH IJARA COSTS

The monthly cost of Ijara is competitive with other home financing. You may fix your rent for a short period of one, three, or five years or you can fix the rent for a longer period of 10, 15, 20, 30 or 40 years.

### Closing Costs

The costs of closing your Ijara lease will depend upon the property you select, but they are the standard costs associated with real estate closings. Generally, they include an appraisal, title work, settlement or attorney's fees, filing fees, and insurance.