Home Loan Eligibility in India: Income, Age, CIBIL Score & Documents Explained

Last updated: October 2026

To be eligible for a home loan in India, you generally need to be 18 to 70 years old, have a stable income, a CIBIL score of 700 or above, and valid KYC, income and property documents. Exact criteria vary by lender, loan product and your repayment capacity.

Check Your Eligibility →

This guide covers every check, in the order lenders run them.



What Is Home Loan Eligibility?

Home loan eligibility is the set of conditions that decides whether you qualify for a loan, and how much you can borrow.

Lenders check it for one reason: **can you repay comfortably for the next 15 to 30 years?**

Eligibility ≠ Approval

Eligibility = you meet the basic criteria.

Approval = the lender has verified your documents, credit and property, and sanctioned the loan.

Home Loan Eligibility Criteria in India at a Glance

Factor	Typical Requirement	What Lenders Check?
Age	18 to 70 years (at loan maturity)	Working years left to repay
Income	Stable monthly income	FOIR / EMI-to-income ratio
CIBIL score	700+ preferred	Repayment history, defaults

Factor	Typical Requirement	What Lenders Check?
Employment	Salaried or self-employed	Job or business stability
Property	Legal and technical clearance	Clear title, approved plan, valuation



Home Loan Eligibility Criteria Based on Applicant Type

Applicant Type	Age Criteria	Minimum Income
Salaried	18 to 60 years	Metro*: ₹20,000/month · Other cities: ₹15,000/month
Self-Employed	18 to 65 years	Metro*: ₹20,000/month · Other cities: ₹15,000/month
Partnership Firm / LLP / Company	—	Metro*: ₹2,40,000/year · Other cities: ₹1,80,000/year
Hindu Undivided Family (HUF)	—	Metro*: ₹2,40,000/year · Other cities: ₹1,80,000/year

**Metro cities include Delhi NCR, Mumbai, Bengaluru, Chennai, Hyderabad, Kolkata and Pune. Thresholds vary by lender and product.*

Home Loan Eligibility Based on Income

Minimum income required for a home loan

There's no single national minimum.

Most lenders start around **₹15,000–₹25,000 per month**. What matters more is how much stays free after existing EMIs.

How lenders calculate eligibility (FOIR)?

FOIR = (All monthly EMIs, including the new one) ÷ Net monthly income

- Most lenders cap FOIR at **40% to 60%**.
- Higher income usually means a higher allowed FOIR.
- Every existing EMI reduces your home loan room.

Salaried vs. self-employed income assessment

Salaried	Self-Employed
Net take-home salary	Average profit from the last 2–3 years' ITRs
Salary slips + Form 16	Audited financials + GST returns
Employer profile matters	Business vintage matters

Can you add a co-applicant's income?
Yes. A spouse, parent or (in some cases) sibling can join as a co-applicant.

Combined income = higher EMI capacity = bigger loan.

Example calculation

Rohan, 32, salaried, Bengaluru - Net salary: ₹60,000/month - Existing car loan EMI: ₹8,000 - FOIR allowed: 50% → ₹30,000 - Room for home loan EMI: ₹30,000 – ₹8,000 = **₹22,000** - At 9.05% for 20 years (≈ ₹903 EMI per ₹1 lakh) - **Estimated eligibility: ≈ ₹24.4 lakh**

Clear the car loan first, and his eligibility rises to ≈ ₹33 lakh.

Try the Home Loan Eligibility Calculator →

Age Criteria for a Home Loan

Minimum and maximum age

- **Minimum:** 18 to 21 years, depending on the lender.
- **Maximum:** usually 60 to 70 years **at loan maturity**, not at application.

How age affects tenure and amount?

Younger applicant → longer tenure → lower EMI → higher loan amount.

Age at application	**Max tenure (if limit is 60)**
28	30 years
40	20 years
50	10 years

Salaried vs. self-employed vs. retired

- **Salaried:** tenure usually ends by retirement age (58–60).
- **Self-employed:** often allowed up to 65–70.
- **Pensioners:** eligible with select lenders; a younger earning co-applicant helps.

CIBIL Score Required for a Home Loan

What is a good CIBIL score?

750 and above gets you the best rates. **700+** is the comfortable minimum for most lenders.

Score Range	What It Usually Means?
750+	Fast approval, best rates
700–749	Good chance of approval
650–699	Possible; may carry a higher rate
Below 650	Difficult; fix the score first

Can you get a home loan with a low CIBIL score?

Sometimes, but expect a higher rate, smaller loan or a co-applicant request.

How to improve your CIBIL score before applying?

- ✓ Pay every EMI and card bill on time
- ✓ Keep credit card use under 30% of your limit
- ✓ Avoid multiple loan applications in a short span
- ✓ Close or settle old dues properly (get an NOC)
- ✓ Check your report for errors and dispute them
- ✓ Keep old credit accounts open to build history

Other Factors Affecting Home Loan Eligibility

- **Existing EMIs:** each one cuts your borrowing room.
- **Property type and location:** approved layouts and clear titles get financed more easily.
- **Loan-to-value (LTV) ratio:** lenders fund 75%–90% of the property value. You pay the rest.
- **Work experience:** 2–3 years of stable employment or business history helps.
- **Co-applicant or guarantor:** adds income and lowers lender risk.

LTV at Can Fin Homes Up to ₹30 lakh → 85% funding · ₹30–75 lakh → 80% · Above ₹75 lakh → 75%

Home Loan Application Requirements

Who can apply?

Resident Indians, NRIs/PIOs, salaried employees, self-employed professionals, business owners and pensioners.

What you'll need?

- Filled application form with photographs
- Processing fee (typically a small percentage of the loan + GST)
- Property that is legally and technically clear

How to apply for a home loan: step by step

1. **Check eligibility** using an online calculator.
2. **Compare lenders** on rate, fees and tenure.
3. **Submit the application** with KYC, income and property documents.
4. **Verification:** the lender checks your credit, employment and residence.
5. **Property check:** legal and technical valuation of the home.
6. **Sanction letter:** review the amount, rate and terms.
7. **Sign the agreement** and complete the mortgage formalities.
8. **Disbursement:** funds are released to the seller or builder.

Documents Required for a Home Loan

Keep this checklist ready to avoid delays.



KYC documents

- **Identity proof:** PAN, Aadhaar, passport, voter ID or driving licence
- **Address proof:** Aadhaar, passport, voter ID or driving licence

Income documents for salaried applicants

- Salary slips for the last 6 months
- Bank statements for the last 6 months
- Form 16 and ITRs
- Proof of other income (rent, pension), if any

Income documents for self-employed applicants

- ITRs with computation for the last 3 years
- Audited balance sheet and P&L account
- Business licence / GST registration
- Bank statements for the last 12 months
- Partnership deed or MoA/AoA, if applicable

Property documents

- Title deeds covering the last 13 years
- Encumbrance certificate
- Sale agreement or construction agreement
- Approved building plan
- Latest property tax receipt
- Khata / Patta / 7/12 extract, as applicable

Additional documents for NRIs

- Passport with valid visa
- Employment contract (in English or attested translation)
- 6 months' overseas salary slips and bank statements
- 6 months' NRE/NRO account statements
- Power of Attorney for a close relative in India

Quick checklist by applicant type

Document	Salaried	Self-Employed	NRI
KYC (PAN, Aadhaar)	✔	✔	✔
Salary slips (6 months)	✔	—	✔
ITR	✔	✔ (3 yrs)	If filed

Document	Salaried	Self-Employed	NRI
Bank statements	6 months	12 months	NRE/NRO 6 months
Business proof / GST	—	✔	—
Visa + work contract	—	—	✔
Property papers	✔	✔	✔

📥 **Download the full document checklist**

How to Choose Among Home Loan Companies in India?

Banks vs. housing finance companies (HFCs)

	Banks	HFCs
Focus	Many products	Home loans as the core business
Regulator	RBI	RBI + National Housing Bank
Flexibility	Standard profiles	Often more flexible with varied income profiles

What to compare?

- Interest rate (and floating vs. fixed)
- Processing fee and other charges
- Maximum tenure
- Prepayment and foreclosure terms
- Branch access and service speed

Why Can Fin Homes?

Credential	Detail
Promoter	Canara Bank (since 1987)
Experience	39+ years in housing finance
Network	270+ branches across 21 States/UTs
Customers	2.9 lakh+
Credit rating	AAA/Stable (CARE, ICRA, India Ratings)

Credential	Detail
Tenure	Up to 30 years
Floating rates from	9.05% p.a. (salaried & professionals)

Products include individual, affordable and composite housing loans, plus **Can Fin Vishwas** for minimal-income-proof borrowers.

Rates are subject to periodic change and depend on the borrower's risk profile.



How to Improve Your Home Loan Eligibility?

- **Add an earning co-applicant**
- **Increase your down payment**
- **Clear small loans and card dues**
- **Choose a longer tenure** for a lower EMI
- **Push your CIBIL score above 750**
- **Apply early in your career** to unlock longer tenure

Frequently Asked Questions

What is home loan eligibility?

The criteria (age, income, credit score, employment and property) that decide whether you qualify and how much you can borrow.

How can I improve my home loan eligibility?

Add a co-applicant, clear existing debts, increase the down payment, choose a longer tenure and improve your CIBIL score.

What is the maximum age for a home loan?

Usually, 60 to 70 years at loan maturity, depending on the lender and your employment type.

What documents are required for a home loan?

KYC, income proof (salary slips, ITRs, bank statements) and property documents (title deed, sale agreement, approved plan).

Can I get a home loan without a salary slip?

Yes. Some lenders accept bank statements, ITRs or digital banking records instead. Can Fin Vishwas is one such scheme.

How to check home loan eligibility online?

Enter your income, existing EMIs, tenure and interest rate into an eligibility calculator.

What factors affect home loan eligibility?

Age, income, FOIR, CIBIL score, employment stability, existing loans, property value and co-applicant income.

How is home loan eligibility calculated on the basis of salary?

Lenders take 40%–60% of your net salary, subtract existing EMIs and convert the balance into a loan amount using the rate and tenure.

How much home loan can I get from a bank?

It depends on your EMI capacity and property value. Lenders fund up to 75%–90% of the property's value.

How is home loan eligibility calculated based on age?

Your age decides the maximum tenure. A longer tenure lowers the EMI, which raises the loan amount you qualify for.

How is home loan eligibility calculated?

Lenders combine your repayment capacity (FOIR), tenure, interest rate, credit score and the property's LTV limit.

Is it beneficial to use a home loan eligibility calculator?

Yes. It gives an instant estimate and helps you plan the down payment.

How much home loan can I get with a ₹40,000 salary?

Roughly ₹22–25 lakh, assuming no other EMIs, 50% FOIR, 9.05% interest and a 20–30 year tenure.

Can I get a home loan with a salary of ₹70,000?

Yes. With no existing EMIs, you could qualify for roughly ₹38–43 lakh.

How much salary is needed for a ₹50 lakh home loan?

About ₹80,000–₹90,000 net per month, at 9.05% for 20–30 years with no other EMIs.

What is the EMI of a ₹30 lakh home loan?

About ₹27,100 for 20 years or ₹24,250 for 30 years at 9.05% p.a. Check yours with the EMI calculator.

Which are the best home loan companies in India?

The best lender is the one that fits your profile. Compare banks and HFCs like Can Fin Homes on rate, fees, tenure and service.

Salary-based figures are estimates. Actual eligibility depends on the lender's assessment.

Know Your Numbers Before You Apply

Eligibility comes down to three numbers: **your FOIR, your CIBIL score and your age.**

Get that right, keep your documents ready, and approval becomes far more predictable.

Ready to Own Your Home?

Start with Can Fin Homes, India's trusted partner for homeownership since 1989!

Check your eligibility · Calculate your EMI · Apply for a home loan

Toll-free: **1800 203 4488** · Contact us · Visit Can Fin Homes