



Joint Order No. **0000760** /MINHDU/MINFI of **20 SEPT 2024**
 to set the minimum and maximum rates for the allocation of the
 fee for rent-to-own property.

**THE MINISTER OF HOUSING AND URBAN DEVELOPMENT
 AND
 THE MINISTER OF FINANCE,**

- Mindful of the Constitution ;
- Mindful of Law No. 97/003 of 10 January 1997 on property development;
- Mindful of Law 2001/20 of 18 December 2001 on the organisation of the estate agent profession;
- Mindful of Law No. 2009/010 of 10 July 2010 governing rent-to-own property;
- Mindful of Decree No. 2011/408 of 9 December 2011 on the organisation of the Government, as amended and supplemented by Decree No. 2018/190 of 2 March 2018;
- Mindful of Decree No. 2012/384 of 14 September 2012 on the organisation of the Ministry of Housing and Urban Development;
- Mindful of Decree No. 2013/066 of 28 February 2013 on the organisation of the Ministry of Finance;
- Mindful of Decree No. 2019/002 of 04 January 2019 to reorganise the Government;
- Mindful of Decree No. 2009/010 of 4 September 2009 setting out the terms and conditions for the application of Law No. 2009/010 of 10 July 2009 governing rent-to-own property;
- Mindful of Decree no. 2007/1138/PM of 3 September 2007 setting out the terms and conditions for applying Law No. 2001/020 of 18 December 2001 on the organisation of the real estate agency profession;
- Mindful of Decree No. 2007/1419/PM of 2 November 2007 to lay down the conditions to apply Law No. 97/003 of 10 January 1997 on property development amended and supplemented by Decree No. 2014/2378/PM of 20 August 2014;

HEREBY ORDER AS FOLLOWS:

SERVICES DU PREMIER MINISTRE	
VISA	
002324	01 JUL 2024
PRIME MINISTER'S OFFICE	

1
 

CHAPTER I
GENERAL PROVISIONS

ARTICLE 1.- This decree sets the minimum and maximum rates for the allocation of the fee for rent-to-own property.

ARTICLE 2.- The fee for home purchase leases shall be the consideration for the buyer's right of option. It shall comprise a portion corresponding to the purchaser's right to use the home and a portion corresponding to the advance payment of the price of the home.

ARTICLE 3.- (1) The rent-to-own charge shall represent the monthly instalment payable by the first-time buyer for the progressive payment of his or her obligations until the sale price of the home has been paid.

(2) It shall be determined by means of an depreciation table of the sale price of the property on the basis of the following elements:

- the sale price of the property;
- the booking deposit;
- the buyer's income;
- the interest rate agreed between the parties;
- the term of the contract, which takes account of the buyer's age.

CHAPTER II
DETERMINATION OF MINIMUM AND MAXIMUM RATES
FOR THE ALLOCATION OF FEES

ARTICLE 4.- (1) The minimum and maximum rental rates for home ownership shall correspond to the portion of the buyer's income that can be transferred or seized. They are set as follows:

- from 28 to 33% for social housing;
- from 10 to 33% for other cases.

(2) Once the fee has been calculated, its two parts shall be made up as follows:

- the part corresponding to the right to use the property (non-refundable) is equal to the rent for each type of property;
- the part corresponding to the prepayment of the price of the accommodation (refundable) is the difference between the amount of the fee and the rent for the property.

(3) Payments on account of the purchase price may be made by the first-time buyer at the time the homebuyer's lease is concluded, with a view to adjusting the amount of the rental charge so that it complies with the rates indicated in paragraph 1.

SERVICES DU PREMIER MINISTRE VISA	
002324	01 JUL 2024
PRIME MINISTER'S OFFICE	

2



CHAPTER III
FINAL PROVISIONS

ARTICLE 5.- This order, which repeals all previous repugnant provisions, shall be registered, published according to the procedure of urgency and inserted in the Official Gazette in English and French.

Yaounde the, **20 SEPT 2024**

**THE MINISTER OF HOUSING AND
URBAN DEVELOPMENT,**




COURTES née KETCHA Célestine

THE MINISTER OF FINANCE




Louis Paul MOTAZE

SERVICES DU PREMIER MINISTRE VISA	
002324	1 ^{er} JUIL 2024
PRIME MINISTER'S OFFICE	