

Thailand Property Loans

UOB International Property Loan

Eligible Customer

- Foreigner
(Source of Income from countries where UOB branch/ subsidiary/ representative office presence: Australia, Brunei, Canada, France, HK, India, Japan, Malaysia, Myanmar, Philippines, Singapore, South Korea, Taiwan, Thailand, Vietnam, UK, USA)
- Clients of Private Banking, Privilege Reserve, Privilege Banking or Wealth Banking, or clients prepared to commence Private or Privilege Banking relationships, including relationships with UOB overseas branches, its subsidiaries or representative offices.
- Age 21 - 65 years old
(=<70 years at the end of loan tenor)
- Minimum income of USD 60,000.- or SGD 72,000.- per annum for foreigners who have work permit in Thailand
- Minimum income of USD 85,000.- or SGD 100,000.- per annum for other foreigners

Property Type

- Freehold condominium with value of THB 3 Million (or approx. SGD 120,000.-) and above

Property Location

- Bangkok & vicinity, Phuket, Chonburi, Chiangmai, Cha-Am, Hua Hin, Samui

Interest Rate *(Floating rate, subject to change upon bank's discretion)*

Loan in SGD

:

SINGAPORE DOLLAR (SGD) LOAN			
Type	Package 1	Package 2	Package 3
Package	3M Compound SORA	3M Compound SORA	3M Compound SORA
Interest Rates			
Year 1&2	3M Compound SORA + 4.55%	3M Compound SORA + 4.15%	3M Compound SORA +3.90%
Thereafter	3M Compound SORA + 6.30%	3M Compound SORA + 4.15%	3M Compound SORA +3.90%
Minimum Loan Amount	THB 2,000,000 (SGD 80,000 equivalent)	THB 5,000,000 (SGD 200,000 equivalent)	THB 7,000,000 (SGD 280,000 equivalent)

3M Compound SORA = 0.20% as of Jan 2022

Loan in USD

:

Type	US DOLLAR (USD) LOAN
Package	US Prime
Interest Rates	
Year 1	US Prime +2.75%
Year 2	US Prime +3.25%
Thereafter	US Prime +3.75%
Minimum Loan Amount	THB 2,000,000 (SGD 80,000 equivalent)

US\$ Prime is currently at 3.25%

Financing Terms	Features												
Purposes	<ul style="list-style-type: none"> Owner-occupied Investment 												
Loan Quantum	<ul style="list-style-type: none"> Up to 60%-70% of purchase price or valuation, whichever is lower for Singapore citizens or foreigners/ permanent residents (PR) residing or working in Singapore or Thailand Up to 55%-60% of purchase price or valuation, whichever is lower for foreigners / permanent residents (PR) residing or working outside Singapore or Thailand <p>Max loan amount – THB 50,000,000. - Min loan amount – THB 2,000,000. -</p>												
Loan Tenor	Min of 3 years Max of 30 years												
Loan Currency	<ul style="list-style-type: none"> SGD USD 												
Loan Repayment	Repayment of principal and interest is by monthly installment and to commence one month from date of disbursement of loan												
Loan Prepayment	<p><u>Partial Prepayment</u> Charged at 1.5% flat on prepaid loan amount.</p> <p><u>Full Redemption</u> Penalty fees of 3% of outstanding amount if fully paid off within the first initial 3 years Penalty fees of 1.5% of outstanding amount if fully paid off after 4th year onwards</p>												
Processing Fees	<table border="1"> <thead> <tr> <th>Loan Currency</th> <th>Processing Fee</th> <th>Min</th> <th>Max</th> </tr> </thead> <tbody> <tr> <td>SGD</td> <td>1% of loan amt.</td> <td>SGD 1,000</td> <td>SGD 5,000</td> </tr> <tr> <td>USD</td> <td>1% of loan amt.</td> <td>USD 1,000</td> <td>USD 5,000</td> </tr> </tbody> </table>	Loan Currency	Processing Fee	Min	Max	SGD	1% of loan amt.	SGD 1,000	SGD 5,000	USD	1% of loan amt.	USD 1,000	USD 5,000
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SGD	1% of loan amt.	SGD 1,000	SGD 5,000										
USD	1% of loan amt.	USD 1,000	USD 5,000										
Amendment Fees	SGD150 or USD100 or equivalent is payable for re-processing or amendment of loan application after approval of facility												
Cancellation Fees	1.50% of approved loan amount												
Process Agency Fees	THB 5,000 for 1 st year THB 3,500 for 2 nd year onwards												
Hold Deposit in Customer's Account	1% of total loan amount (With a minimum amount of THB 50,000.-)												
Mortgage Registration Value¹	110% of total loan amount												
Expenses	All expenses including legal / mortgage costs, valuation fees, Mortgage Reducing Term Assurance (MRTA) and fire insurance premium shall be paid by the borrower.												

Required Documents:

- Completed Loan Application Form
- Completed Declaration of Gross Monthly Income and Credit Facilities
- Completed National Credit Bureau (NCB) Consent Form
- Completed PDPA Consent Form
- Completed form of 2 Referees (Emergency contact persons)
- Completed MRTA Application Form (Optional)
- Photocopy of Valid Passport
- Photocopy of Working permit in Thailand
(If the validity is less than 1 year, please furnish HR confirmation letter of the work permit renewal)
- Photocopy of spousal passport and marriage certificate (if married)
- Proof of residential address: ID card, Driver's Licenses, Utilities bills, Internet Bill or Telephone bill
- Signed copy of sales & purchase agreement / reservation agreement
- Photocopy of title deed
- Required financial documents are as follows:

For Salaried Customer:

1. Original Employment Letter
2. Latest 3 months computerized pay-slip (Requires 12 months for variable incomes)
3. Latest 3 months' salary bank's statement show salary crediting in (Requires 12 months for variable incomes)
4. Photocopy of bank's statement for other saving/fixes accounts
5. Latest Personal income tax returns + receipt
6. Recent credit card / loan statement (if any)

For Self-Employed Customer:

1. Photocopy of Company Registration and Shareholders List
2. Photocopy of Company bank statement with past-6 months transaction updated
3. Latest 2 years of Personal income tax returns + receipt
4. Updated VAT. 30 for past 6-months if business is operating in Thailand
5. Recent credit card or loan statement (if any)

List of Expenses to be Collected At Point of Signing Agreement

Processing Fees	1% of total loan amount
Buffer Amount against FX shortfall ²	3% of total loan amount
Remittance Commission Fees	USD27/ SGD47
Appraisal Fees	THB 3,210.-
SBLC SWIFT Charge	THB 1,000.-
Revenue Stamp Fees	THB 30.-
SBLC Amendment fee (if any)	THB 500.-
Processing Agency Fees (1 st Year) ³	THB 5,000.-
Holding Deposit Amount ⁴	1% of loan approved amount (with min of THB 50,000.-)
Fire Insurance Premium	Subject to valuation price of the property
Mortgage Insurance Premium ⁵	Subject to loan amount and loan tenor
Mortgage Registration Service Fees	THB 1,605.-

Please note:

1. Mortgage Registered Value to be declared at the Land Department shall be equivalent to 110% of the total loan amount.
2. Buffer amount is not considered an expense but will be deposited into the customer's saving account, which is opened with UOB Singapore. This amount can be served as a monthly installment or be withdrawn after loan disbursement. [UOB will apply a spot rate (exchange rate) upon loan disbursement date for property located in Bangkok and upcountry. However, the customer is required to provide an additional fund as a buffer amount equivalent to 3% of the loan amount in the event that there is any shortfall due to fluctuation of exchange rate. Please note that UOB provides favorable on-shore rate to our customers in all cases.]
3. Process Agency Fees is an annual fee charged by law office
4. Holding deposit amount will be released after loan has been settled
5. Mortgage Reducing Term Assurance (or MRTA) is mortgage protection, which is a single premium reducing term assurance contract. The purpose of this insurance is to provide security to the Insured, knowing that Insured and their family are financially protected in the event of the Insured's death caused by accident or illness.
6. UOB will provide remittance letter for loan amount for ownership transfer

Terms & condition/s apply. The above does not constitute an offer, an invitation to offer, a solicitation or recommendation to enter into or conclude any transaction and is issued for information and discussion purposes only. Actual transactions are handled according to the actual circumstance of each case. Final terms may differ, and loan approval is subject to the Bank's final credit assessment.

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