

## UOB International Loan

### Eligible Customer

- Foreigner
- Age > 21 years and < 65 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 Types

- Freehold Condominium with value of 3 million baht (or approx. SGD120,000) and above

### Property Location

- Bangkok, Pattaya, Cha-Am, Hua Hin, Samui, Phuket, Chonburi, Chiangmai

### Interest Rate (Floating rate and subject to change upon bank's discretion)

Loan in USD :       **1<sup>st</sup> Year: US\$ Prime + 2.75% = 6.00%**  
                               **2<sup>nd</sup> Year: US\$ Prime + 3.25% = 6.50%**  
                               **Thereafter: US\$ Prime + 3.75% = 7.00%**

US\$ Prime is currently at 3.25%

Loan in SGD :       **1<sup>st</sup> Year: 3M SIBOR + 5.35% = 5.75%**  
                               **2<sup>nd</sup> Year: 3M SIBOR + 5.85% = 6.25%**  
                               **3<sup>rd</sup> Year : 3M SIBOR + 6.35% = 6.75%**  
                               **Thereafter 3M SIBOR + 6.35% = 6.75%**

3M SIBOR = 0.40% as at 30 Nov 2013

Financing Terms	Features
Purpose	<ul style="list-style-type: none"> <li>• Owner-occupied</li> <li>• Investment</li> </ul>
Loan Quantum	<ul style="list-style-type: none"> <li>• <b>Up to 70%</b> of purchase price or valuation price , whichever is lower, for property situated in Bangkok, Phuket, Pattaya, Bangsan, CBD in Chiangmai, Hua Hin and Cha-Am</li> <li>• <b>Up to 60%</b> of purchase price or valuation price, whichever is lower for property situated in Samui Province and Chonburi Province</li> </ul> <p>Maximum loan amt. – THB 50,000,000.-            Minimum loan amt. – THB 2,000,000 .-</p>
Loan Tenor	Minimum of 3 years Maximum of 20 years
Loan Currency	<ul style="list-style-type: none"> <li>• SGD</li> <li>• USD</li> </ul>
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 fee of 3% of outstanding amount if fully pay off within the first initial 3 years Penalty fee of 1.5% of outstanding amount if fully pay off after 4<sup>th</sup> year onwards</p>

Financing Terms	Features			
Processing Fee	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
Amendment Fee	SGD150 or USD100 or equivalent is payable for re-processing / amendment of loan application after approval of facility			
Cancellation Fee	1.50% of approved loan amount			
Process Agent	THB 5,000 for 1 <sup>st</sup> Year THB 3,500 for 2 <sup>nd</sup> year onwards			
Hold Deposit in customer's account	1% of total loan amount ( with Minimum amount of THB 50,000 )			
Mortgage Registration Value	110% of total loan amount			
Expenses	All expenses including legal / mortgage costs, valuation fee, MRTA premium and fire insurance premium shall be payable by borrower.			

#### Required Documents:

- Completed Loan Application Form
- Completed Declaration of Gross Monthly Income and Credit Facilities
- Completed MRTA Application Form
- Signed National Credit Bureau (NCB) Consent Form
- Photocopy of Passport
- Photocopy of working permit in Thailand (if any)
- Photocopy of spousal passport and marriage certificate
- Signed copy of Sales & Purchase Agreement / Letter of Offer / Booking Contract / Quotation
- Photocopy of Title Deed
- Financial Documents which are required as follows:

##### **For Salaried Customer:**

1. Original Employment Letter
2. Original past 12 months computerized pay-slip
3. Original past 12 months salary bank's statement
4. Original bank's statement for other saving/fixed accounts
5. Photocopy of past 2-years income tax returns
6. Recent credit card / loan statement (if any)

##### **For Self-Employed Customer :**

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

### List of expenses to be collected at point of signing agreement with UOB

Valuation Fee	THB 2,675.-
Processing Fee	1% of total loan amount
Buffer Amount against FX shortfall	3% of total loan amount
SBLC SWIFT Charge	THB 1,000.-
Revenue Stamp Fee	THB 30.-
Inward Remittance Commission Fee	THB 500.-
Processing Agent (1 <sup>st</sup> year fee)	THB 5,000.-
Holding Deposit Amount	1% of drawdown loan (with min of THB 50,000.-)
Fire Insurance Premium	Subject to valuation price of the property
Mortgage Insurance Premium	Subject to loan amount and loan tenor
Mortgage Registration Service Fee	THB 1,070.-

#### Please note:

1. 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 the security of knowing that the Insured and the family are financially protected in the event of the Insured death caused by accident or sickness.
2. Buffer amount is not considered as expenditure but will be added in customer's saving account, which is opened with UOB Singapore. This amount can be remaining as monthly installment or withdrawing after loan disbursement.
3. UOB will apply spot rate on loan disbursement date. The customer is required pay additional buffer amount at 3% of the purchase price in case of there is any shortfall on exchange rate. However, please be noted that UOB has favored to our customer by applying on-shore rate to all cases.
4. Mortgage Registered Value to be declared at the Land Department shall be equivalent to 110% of total loan amount.
5. Processing Agent fee is an annual fee charged by law office
6. Holding deposit amount will be released after loan has been settled
7. UOB will provide Remittance Letter for loan amount for ownership transfer

### For further information and contact details to the UOB International Loan Team

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