



FOREIGNER Condo Loan

For Projects Approved
Kata Ocean View, Phuket
 finance up to Bt30.000/sa.m.

OFFERING LETTER

LIVING COMFORTABLY WITH FLEXIBLE FINANCING PACKAGE

TERMS & CONDITIONS

- Security : Condo in Bangkok CBD and key resort provinces
- Currency : Thai Baht
- Loan amount : Up to 50% of property value
- Min size : Bt1 mil
- Term : 1 to 10 years
- Repayment : Monthly installment* required with option for balloon payment (up to 50% of loan) at maturity
- Insurance : Fire insurance required
: Life insurance protection optional

*note: * more details in below table*

INTEREST & FEES

- Interest : MLR + 2% per annum (refers Thanachart Bank's MLR currently stands at 7.625% p.a.)
- Fees
 - Up front : 1.25% of loan size
 - Commitment : 2% of non loan disbursement
 - Penalty : 2% of prepaid loan amount
- Other expenses
 - Mortgage fee : 1% of loan size
 - Duty stamp : 0.5% of loan size (max Bt10,000)
 - Appraisal fee : Subject to appraiser
 - Insurance : Premium subject to insurance co.
 - Out-of-pocket : Subject to conditions

MONTHLY INSTALLMENT

Table of monthly payments based on Bt1-million loan with varied % balloon payment

Loan Period	% Balloon payment at the end					
	0%	10%	20%	30%	40%	50%
1 yr	88,300	80,300	72,400	64,500	56,600	48,600
2 yr	46,500	42,700	39,000	35,200	31,500	27,700
3 yr	32,600	30,200	27,900	25,500	23,100	20,800
5 yr	21,600	20,300	19,100	17,800	16,500	15,300
7 yr	17,000	16,200	15,400	14,600	13,700	12,900
10 yr	13,600	13,100	12,700	12,200	11,700	11,300

Note: subject to Thanachart's MLR change

REQUIRED DOCUMENTS

Personal documents:

For individual:

1. Valid ID/passport
2. Marriage/divorce certificate* (if any)
3. Spouse consent to borrow/mortgage property**
4. Bank statements for 6 latest months
5. Credit bureau report from country of residence
6. Others upon request

*remark: *applicant's spouse may be required as co-borrower in some circumstances*

*note ** template is available*

For corporation:

1. Company's official affidavit (valid within 3 months)
2. Shareholder list (form bor-or-jor 5)
3. Company's bank statements for 6 latest months
4. Authorized director's valid passport/ID
5. Credit bureau reports of both company and directors
6. Others upon request

remark: director's personal guarantee with company's shares pledge are required

Property documents:

1. Condominium title
2. Valuation report by preferred appraiser^
3. Deposit/installment receipts
4. Others upon request

Note: ^ contact details to be provided

Also require:

1. Signature for certified true copy' for all copy documents
2. Thai/Eng translations for documents in other languages





FEW STEPS FORWARD TO GET YOUR LOAN APPROVED

ONE - Complete credit application and submit with all required documents

TWO - After application submitted, quotation for valuation will be available within 24 hours, while valuation report will be ready within two weeks, after appraisal fee agreed and paid

THREE - Credit approval result shall be notified within a couple of weeks, when all requirements fulfilled

FOUR - Given the credit get approved, loan agreement shall be available for sign off within few days

FIVE - Mortgage registration will take place at land office and the loan can be then disbursed

FAQ

1. Loan purpose can be for purchasing new condo, refinancing existing loan or releasing equity
2. No require permanent residence and employment in Thailand
3. Not eligible for leasehold property yet
4. Off-plan loan also available with extra charge and more conditions applied
5. No foreign exchange transaction form (FET or tor-tor 3) issued for Thai Baht loan
6. Customer required to apply direct debit service with contact commercial banks for loan repayment
7. All terms, conditions and availability are subject to change without prior notice

