



*time* is money

### Highlights

- Faster than commercial banks
- Loan size subject to market price
- Interest charged on outstanding balance
- Payable over up to 3 years
- No hidden costs
- Redeem collateral anytime
- Client confidentiality is a priority

### Steps to Obtain a Loan

1. Apply for a loan
2. Appraise property value\*
3. Approve the loan

Cashed within 4 weeks unless loan size is THB 500 million upwards

\* There is an inspection fee for assets in other provinces and an appraisal fee from the appraiser.  
(Responsibility of the borrower)



## Property type

1. Accept only title deed or condo title (no leasehold or other possessory right in any forms)
2. Acceptable areas in Bangkok and peripheral areas, Chonburi, Rayong, Hua Hin, Cha-am, Samui, Phuket, Chiangmai, Korat, Khon Kaen, Udonthani
3. Unacceptable areas include agricultural, industrial, forestry areas, national forest reserves, national park.
4. Land plot must have a minimum width of 12 meters and access to the public road with width more than 6 meters, and can be developed into commercial project or as residential property.
5. Land plot must not exceed sea level by 80 meters and will not be considered in the case of a slope exceeding more than 30 degrees.
6. Land plot must have utility (electric, water, telephone signal etc.).
7. Land with commercial properties, all subject to company's discretion and must be in ready-to-use with proper construction permit and not contrary to any law.
8. Properties under construction or incomplete are not accepted.

## Terms & Conditions

<b>Loan Size</b>	Up to 50% of valuation, minimum THB 5 million and <b>uncapped maximum</b>
<b>Term</b>	Up to 3 years
<b>Principal Repayment</b>	Minimum 20% of original principal at the end of each loan year, remaining principal paid on the last installment
<b>Interest Payment</b>	Paid in advance for at least 1 year upon loan drawdown. Unused prepaid interest will be refunded in the case of early principal repayment.

## Interest & Fees

<b>Interest</b>	Fixed up to 12% per annum
<b>Interest Fees</b>	
<b>Front-end</b>	1.5% of loan size (one time upon loan drawdown)
<b>Prepayment</b>	2% of prepaid principal amount (upon every loan prepayment)
<b>Commitment</b>	2% of non loan disbursement (upon contract signing, refundable)
<b>Renewal</b>	1% of loan size (upon contract renewal)
<b>Others Expenses</b>	
<b>Mortgage Fee</b>	1% of principal (max THB 200,000/ time except for condo unit)
<b>Inspection Fee</b>	Up to THB 10,000/visit (as per distance) for travelling expenses
<b>Appraisal Fee</b>	Subject to appraiser for setting loan size
<b>Travelling Fee</b>	Up to THB 12,000 depending on distance for mortgage registration at the Land Department
<b>Duty Stamp</b>	0.05% of principal (max THB 10,000)
<b>Fire Insurance</b>	Subject to collateral value
<b>Life Insurance</b>	Subject to loan size, max THB 10 million sum insured

## Primary Required Documents



Title documents  
(Title deed, condo title, construction permit)



Coordinate  
of property  
location



Images of property



Letter of intent

## Required Documents

In case of preliminary consideration

### Applicant Documents

Particular	Individual	Corporate
ID/Passport* (valid for at least 6 months)	✓	
Marriage/divorce certificate** (If any)	✓	
Spouse consent*** to borrow / mortgage property	✓	
Company's official affidavit (valid within 3 months)		✓
Shareholder list (form Bor-Or-Jor.5) (valid within 3 months)		✓
Authorized director's ID/passport**** (valid for at least 6 months)		✓
Financial statement for last 3 years audited by CPA		✓
Tax return form for latest year		✓
Bank statements for 6 latest months	✓	✓
Credit bureau reports from country of residence (valid within 3 months)	✓	✓ <sup>(1)</sup>
Others upon request	✓	✓

(1) Credit bureau reports of directors

\* Passport with valid visa (when required) and latest immigration entry stamp upon The Kingdom arrival

\*\* Applicant's spouse may be required as co-borrower in some circumstances

\*\*\* Template is available

\*\*\*\* In case of the company has its director as a co-borrower using the company's asset as collateral, the director to sign all relevant loan agreement shall be another director who is not co-borrower to the loan. Consent from the company's shareholders must be obtained before doing mortgage registration at land office

### Property Documents

Particular	Individual	Corporate
Title deed	✓	✓
Appraisal report by preferred appraiser*	✓	✓
Others upon request	✓	✓

\* 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

## Borrower Qualifications

Particular	Individual	Corporate
Proof of funds	✓	✓
Non-bankruptcy	✓	✓
No negative equity or net worth		✓
No overdue more than 3 months in NCB	✓	✓
No overdue tax payment with Revenue Dept.	✓	✓
No overdue Land and Building tax payment	✓	✓
Company registered at least 2 years		✓

\* Loan might be approved on Kai Faak term due to borrower's credit profile.

**MBK Guarantee Co., Ltd.**

**Registered address**

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All terms, conditions and availability are subject to change without prior notice.

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