



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 chanote title deed of land plot or condo (no leasehold or other possessory right in any forms)
2. Acceptable areas in Bangkok and peripheral areas, and the areas in the city of Chonburi, Rayong, Hua Hin, Cha-am, Surat Thani, Phuket, Chiangmai, Phitsanulok, Nakhon Ratchasima, Khon Kaen, Udon Thani, and Ubon Ratchathani are within the 5 kilometers radius around the city.
3. Unacceptable areas include agricultural, industrial, forestry areas, national forest reserves, national parks, Khao Yai areas, areas with sound and odor pollution, areas near energy sources, areas with well deeper than 5 meters, or high-voltage cables more than 20% of the area.
4. The land plot must have a minimum width and width of the road on a plot of 6 meters, with the access way not less than 6 meters, and can be developed as a commercial or residential project.
5. The land plot must not exceed sea level by 80 meters and will not be considered in the case of a slope exceeding more than 35 degrees.
6. The land plot must have utility (electric, water, telephone signal etc.)
7. The land with commercial properties are all subject to company's discretion and must be in ready-to-use condition with proper construction permit and not contrary to any law.
8. Properties under construction or incomplete and land plots in the housing estates are not accepted.
9. The housing project under Land Subdivision Act will get a loan up to 2/3 of the government appraisal value.

Terms & Conditions

Loan Size	Up to 50% of valuation, minimum THB 5 million
Term	Up to 3 years
Principal Repayment	Minimum 10% of original principal at the end of each loan year, remaining principal paid on the last installment
Interest Payment	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

Interest	Floating at MLR+4.73% p.a. or not exceeding 12% p.a. in total (refer to KBANK's MLR*)
Fees	
Front-end	1.5% of loan size (one time upon loan drawdown)
Prepayment	2% of prepaid principal amount (upon every loan prepayment)
Commitment	2% of non loan disbursement (upon contract signing, refundable)
Renewal	1% of loan size (upon contract renewal)
Others Expenses	
Mortgage Fee	1% of principal (max THB 200,000/ time except for condo unit)
Inspection Fee	Up to THB 10,000/visit (as per distance) for travelling expenses
Appraisal Fee	Subject to appraiser for setting loan size
Travelling Fee	Up to THB 12,000 depending on distance for mortgage registration at the Land Department
Duty Stamp	0.05% of principal (max THB 10,000)
Fire Insurance	Subject to collateral value

* Currently KBANK's MLR standing at 7.27% as of 4 October 2023 (Rates are subject to change as per Bank's latest announcements)

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)	✓	✓ ⁽¹⁾
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.

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

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