



everyone
deserves a home

Highlights

- Foreigner friendly
- Borrow and repay Thai Baht
- Available for non-permanent residents
- Does not require work permit or permanent visa
- Welcome all currency income earners
- Repay through mobile banking or international payment
- Prepayment option available

Steps to Obtain a Loan

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



Terms & Conditions

Loan Size	Up to 50% of valuation, minimum THB 1 million
Collateral	Condominium in Bangkok, its peripheral, and Pattaya
Currency	Thai Baht
Term	Minimum 1 year up to 10 years; maximum age of 70*
Repayment	Monthly installment starting from THB 11,000** required with option for balloon payment up to 50% of loan size at maturity

* Borrower's age at the end of contract

** Customer required to apply direct debit service at nominated commercial banks for loan repayment.

Table of monthly installment

Based on THB 1 million loan (Subject to interest change)

Loan Period	% Balloon payment at the end					
	50%	40%	30%	20%	10%	0%
10 yr	11,100	11,500	12,000	12,500	13,000	13,400
7 yr	12,800	13,600	14,400	15,200	16,000	16,800
5 yr	15,100	16,300	17,600	18,900	20,200	21,500
3 yr	20,600	23,000	25,300	27,700	30,100	32,500
2 yr	27,500	31,300	35,000	38,800	42,600	46,300
1 yr	48,400	56,300	64,300	72,200	80,200	88,100

Interest & Fees

Interest	MLR+3.4% per annum* (refer to KBANK's MLR**)
Fees	
Front-end	1.5% of loan size***
Other Expenses	
Mortgage Fee	1% of loan size, payable to Land Dept
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
Other Conditions	
Commitment Fee	2% of non loan disbursement (upon contract signing, refundable)
Prepayment Fee	2% of prepaid principal amount within the first 3 years. No fee after 3 years

* For non direct debit, the rate will increase by 1% p.a.

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

*** Varied according to location min THB 30,000 per contract

Remark: The conditions above apply to loans on condos used for residential purposes by the borrower and not more than 1 unit. For other cases, rates and fees may change.

Borrower Qualifications

Particular	Individual	Corporate
Non-bankruptcy	✓	✓
No negative equity or net worth		✓
No debts overdue more than 3 months in NCB	✓	✓
No overdue tax payment with The Revenue Dept.	✓	✓
No overdue Land and Building tax payment	✓	✓

Required Documents

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 report of directors.

* - Passport with valid visa (when required) and latest immigration entry stamp upon The Kingdom arrival.
- Passport used for applying credit must be the same as one used for mortgage registration at Land Dept.

** 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.

**** In case of non-permanent residence in Thailand, utility bill (electric, water, telephone) with permanent address abroad must be shown.

Property Documents

Particular	Individual	Corporate
Condominium title	✓	✓
Valuation report by preferred appraiser*	✓	✓
Deposit/installment receipts (if any)	✓	✓
Others upon request	✓	✓

* Contact details to be provided

Also require:

- For certified true copy for all copy documents.
- Thai/Eng translations for documents in other languages.
- Color photocopy of passport is required.

FAQ

No Work Permit

- No requirement for permanent residence or employment in Thailand

Refinance

- Loan purpose can be for refinancing existing loan or releasing equity.

Approved

- Applicant can either be individual or company.
- Mortgage registration can be completed within 4 working days after approval.

- The applicants are aware that they are subject to the evidence of incoming remittance stating source of funds to buy condominium unit under foreigner quota at Land Department.
- Customer required to apply direct debit service at nominated commercial banks for loan repayment.
- Loan interest cannot be calculated for tax expenses.
- Condo unit should be debt free of management fees.

"The company does not have policy in allowing employees, contractors, and adherents of the company to solicit or receive money, gifts, or any other form of benefits from you or your related parties, including to execute or pursue any action that may be deemed as bribery"

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

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