



guaranteed
cost savings!

Highlights

- Guaranteed cost savings!
- Friendly to NCB client
- Get money fast
- No hidden cost
- Redeem anytime
- Renewal option available
- Easy going with minimal fuss

Steps to do Kai Faak

1. Apply for Kai Faak
2. Appraise property value*
3. Approve Kai Faak

Cashed within 4 weeks unless Kai Faak size is THB 500 million upwards

* There is an inspection fee for assets in other provinces and an appraisal fee from the appraiser. (Client's responsibility)



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

Kai Faak Size	Up to 65% of valuation, minimum THB 10 million and uncapped maximum
Term	At least 1 year with renewal for 1 year two times
Payment for redemption (or renewal)	Paid in full or partially paid by 20% if renewed
Remuneration Payment	Paid in advance for at least 1 year Unused remuneration will be refunded upon early redemption and adjusted according to the Kai Faak size of contract renewal
Others conditions	Seller has the right to rent throughout the contract*

* In case the collateral has existing lessee before doing Kai Faak, MBKG have right to receive the rent, unless seller cancels the lease contract at the Kai Faak date.

Remuneration & Fees

Remuneration Fees	Fixed up to 12% 11% per annum
Front-end	1.5% of Kai Faak size (one time upon drawdown)
Early redemption fee	2% of early redemption amount (upon every early redemption)
Renewal	1% of Kai Faak size (upon contract renewal)
Others Expenses	
Inspection Fee	Up to THB 10,000 /visit (as per distance) for travelling expenses
Appraisal Fee	Subject to appraiser for setting Kai Faak size
Travelling Fee	Up to THB 12,000 depending on distance for Kai Faak registration at the Land Department
Other related expenses	Responsibility of seller
Land and building tax	Responsibility of seller
Withholding Income tax	Responsibility of MBKG

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 Card (valid for at least 6 months)	✓	
Marriage/divorce certificate (if any)	✓	
Spouse consent to sell property*	✓	
Company's official affidavit (valid within 3 months)		✓
Shareholder list (from Bor-Or-Jor 5) (valid within 3 months)		✓
Authorized director's ID (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	✓	✓

* Template is available.

(1) Credit bureau reports of directors

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

Seller Qualifications

1. **Freehold ownership of an immovable property***
2. **No minor, incompetent person or quasi-incompetent person**
3. **No bankruptcy**
4. **No overdue tax payment with Revenue Dept.**
5. **No overdue Land and Building tax payment**

* - To be Kai Faak, an immovable property need to be the same in all title deed

- Seller must complete the purchase or redemption of the property before Kai Faak

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

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