

MORTGAGE INSURANCE PROGRAMME

80% MIP on Village House

Description: Insurance Eligibility Criteria for Floating Rate Mortgages and Fixed Adjustable Rate Mortgages up to HK\$4.8 million with Loan-to-Value ratio above 70% (or 60%, where applicable) up to and including 80% and secured on completed private residential properties with property value## up to HK\$6 million. This table is applicable to mortgage loans with provisional sale and purchase agreement signed from 28 February 2024 to 15 October 2024.

Note:

For the avoidance of doubt, all MIP applications must comply with the applicable circulars and requirements of the HKMA.

The Insurance Eligibility Criteria are summarised below:

Product type	(a) Floating Rate Mortgages (b) Fixed Adjustable Rate Mortgages
Maximum property value##	HK\$6,000,000
Maximum loan amount at origination	HK\$4,800,000 Only fully amortising mortgage loans are eligible for Cover. Mortgage loans with balloon payments, payment holidays and Deferred Principal Repayment Loans are not eligible for Cover.

Maximum Loan-to-value (LTV) ratio:	<p><u>Property value^{##} at or below HK\$4 million:</u> 80% or 85%*, subject to a loan cap of HK\$3.4 million (whichever is lower)</p> <p><u>Property value^{##} above HK\$4 million and below HK\$4.5 million:</u> 80% to 85%*, subject to a loan cap of HK\$3.6 million (whichever is lower)</p> <p><u>Property value^{##} at or above HK\$4.5 million and up to HK\$6 million:</u> 80% or capped at HK\$4.8 million (whichever is lower)</p> <p>(may exceed the respective LTV ratio to the extent the Premium is financed by the mortgage loan)</p> <p>* only applicable to application with (i) all mortgagors not holding any residential properties in Hong Kong at the time of application and (ii) all applicants being regular salaried persons</p>
Maximum debt-to-income (DTI) ratio at origination	<p><u>If none of the applicants has borrowed or guaranteed outstanding mortgage loans for one or more properties at the time of applying for MIP Cover[^], the maximum DTI ratio is:</u></p> <p>50%</p> <p><u>If any applicant has borrowed or guaranteed outstanding mortgage loans for one or more properties at the time of applying for MIP Cover^{^^}, the maximum DTI ratio is:</u></p> <p>40%</p> <p>[^] 70% LTV Threshold Premium Rate Sheet will apply ^{^^} 60% LTV Threshold Premium Rate Sheet will apply</p>
Maximum original term to maturity	30 years
Maximum sum of “remaining term to maturity” and “age of Property” at origination and throughout the life of the mortgage loan	55 years

Borrower type	Personal customers
Type of property	<p>The property must be a residential property located in Hong Kong (“Tso”, “Tong” properties or Small Village Houses located in the New Territories with alienation restriction for sale are not eligible)</p> <p>Properties under construction are not eligible for coverage.</p>
Owner occupancy	<p>At least one of the Borrower(s) / Mortgagor(s) / Guarantor(s)* must physically live in the Property and use the Property as his / her primary residence while Cover is maintained, or until such requirement is waived at the discretion of the HKMCI and its reinsurers.</p> <p>The occupying Borrower / Mortgagor / Guarantor’s* income must not be less than the sum of monthly mortgage instalment payment and his/her other monthly debt obligations at the time of application.</p> <p>*Guarantor must be the immediate family member or fiancé of Borrower or Mortgagor.</p>
Refinancing	<p>Eligible for refinancing and cash-out refinancing</p> <p>(for refinanced loans which involve cash-out, the application will be considered on a case-by-case basis)</p>
Premium rates	<p>Single and annual premium payment option, no premium refund arrangement under annual premium payment option.</p> <p>(For first time homebuyers, refer to the details of Premium Rate Sheet – Table 1 or Table 5)</p> <p>(For non first time homebuyers, refer to the details of Premium Rate Sheet – Table 2 or Table 6)</p>
Down payment	<p>The down payment for the purchase of the Property must be paid from the Borrower / Mortgagor’s own assets and must not be financed by way of any loan or banking / credit facility.</p>

the lower of (a) the appraised value of the Property and (b) the purchase price of the Property as stated in the sale and purchase agreement (less the amount of any incentive). (b) is not applicable to refinancing loans.

October 2024

Note: The Mortgage Insurance Programme is operated by HKMC Insurance Limited (Enquiry hotline: 2536 0136).