

MORTGAGE INSURANCE PROGRAMME PREMIUM RATE SHEET
FOR LOANS UNDER SUBSIDISED HOUSING

Table 1 – For Property Value^{##} up to HK\$6 million & Insurance coverage from 70% LTV to 95% LTV[#]

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	70% up to 75% LTV	10	0.00	N/A	N/A
		15	0.00		
		20	0.00		
		25	0.00		
		30	0.00		
	70% up to 80% LTV	10	0.55	0.45	0.22
		15	0.66	0.55	0.22
		20	0.83	0.65	0.22
		25	0.90	0.70	0.22
		30	1.01	0.80	0.22
	70% up to 85% LTV	10	0.94	0.65	0.43
		15	1.11	0.75	0.43
		20	1.36	0.85	0.43
		25	1.46	0.95	0.43
		30	1.53	1.05	0.43
	70% up to 90% LTV	10	1.36	0.85	0.61
		15	1.60	1.04	0.61
		20	1.94	1.23	0.61
		25	2.20	1.41	0.61
		30	2.34	1.60	0.61
	70% up to 95% [#] LTV	10	1.59	0.99	0.71
		15	1.87	1.21	0.71
		20	2.22	1.43	0.71
		25	2.50	1.63	0.71
		30	2.64	1.85	0.71

[#] Only applicable to Loans for Home Ownership Scheme Secondary Market Scheme of the Housing Authority (HOSSMS) for Green Form Buyers and those applicants **not** having borrowed or guaranteed outstanding mortgages

^{##} 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)

Note: This premium table is applicable to cases in which the property value^{##}, maximum LTV ratio, and loan size meet any of the conditions below:

- (a) Property value^{##} at or below HK\$4 million with a maximum LTV ratio of 95%;
- (b) Property value^{##} above HK\$4 million and below HK\$4.5 million with maximum LTV ratio of 80-95%* subject to a loan cap of HK\$3.6 million; **or**
- (c) Property value^{##} at or above HK\$4.5 million and up to HK\$6 million with maximum LTV ratio of 80% or capped at HK\$4.8 million.

*For LTV ratio above 90%, please refer to Table 2 as below.

Mortgage Insurance Programme for mortgage loans under HOSSMS of the HA is available to the relevant home buyers with effect with 1 March 2024.

**Table 2 – For Property Value^{##} up to HK\$15 million &
Insurance coverage from 70% LTV to 95% LTV[#]**

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	70% up to 75% LTV	10	0.00	N/A	N/A
		15	0.00		
		20	0.00		
		25	0.00		
		30	0.00		
	70% up to 80% LTV	10	0.66	0.53	0.26
		15	0.77	0.64	0.26
		20	0.98	0.76	0.26
		25	1.06	0.81	0.26
		30	1.18	0.93	0.26
	70% up to 85% LTV	10	1.10	0.76	0.50
		15	1.30	0.87	0.50
		20	1.58	0.99	0.50
		25	1.71	1.10	0.50
		30	1.78	1.22	0.50
	70% up to 90% LTV	10	1.58	0.99	0.70
		15	1.87	1.20	0.70
		20	2.25	1.42	0.70
		25	2.55	1.63	0.70
		30	2.71	1.85	0.70
	70% up to 95% [#] LTV	10	1.85	1.15	0.82
		15	2.17	1.40	0.82
		20	2.58	1.66	0.82
		25	2.90	1.89	0.82
		30	3.06	2.14	0.82

[#] Only applicable to Loans for Home Ownership Scheme Secondary Market Scheme of the Housing Authority (HOSSMS) for Green Form Buyers and those applicants **not** having borrowed or guaranteed outstanding mortgages

^{##} 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)

Note: This premium table is applicable to cases where the property value^{##} is above HK\$4 million and up to HK\$15 million with a maximum LTV ratio up to 95%.

Mortgage Insurance Programme for mortgage loans under HOSSMS of the HA is available to the relevant home buyers with effect from 1 March 2024.

**Table 3 – For Property Value^{##} up to HK\$6 million &
Insurance coverage from 60% LTV to 95% LTV[#]**

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	60% up to 65% LTV	10	0.00	N/A	N/A
		15	0.00		
		20	0.00		
		25	0.00		
		30	0.00		
	60% up to 70% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	60% up to 75% LTV	10	0.30	N/A	N/A
		15	0.30		
		20	0.30		
		25	0.30		
		30	0.30		
	60% up to 80% LTV	10	0.66	0.53	0.26
		15	0.90	0.74	0.26
		20	1.15	0.88	0.26
		25	1.25	0.95	0.26
		30	1.36	1.06	0.26
	60% up to 85% LTV	10	1.11	0.77	0.51
		15	1.45	0.97	0.51
		20	1.73	1.08	0.51
		25	1.92	1.24	0.51
		30	1.99	1.35	0.51
	60% up to 90% LTV	10	1.67	1.04	0.75
		15	2.08	1.34	0.75
		20	2.48	1.57	0.75
		25	2.72	1.74	0.75
		30	2.90	1.98	0.75
	60% up to 95% [#] LTV	10	2.68	1.64	1.07
		15	3.00	1.92	1.07
		20	3.70	2.36	1.07
		25	3.90	2.52	1.07
		30	3.98	2.77	1.07

[#] Only applicable to Loans for Home Ownership Scheme Secondary Market Scheme of the Housing Authority (HOSSMS) for Green Form Buyers and those applicants having borrowed or guaranteed outstanding mortgages

^{##} 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).

Note: This premium table is applicable to cases in which the property value^{##}, maximum LTV ratio, and loan size meet any of the conditions below:

- (a) Property value^{##} at or below HK\$4 million with a maximum LTV ratio of 95%;
- (b) Property value^{##} above HK\$4 million and below HK\$4.5 million with maximum LTV ratio of 80-95%* subject to a loan cap of HK\$3.6 million; **or**
- (c) Property value^{##} at or above HK\$4.5 million and up to HK\$6 million with maximum LTV ratio of 80% or capped at HK\$4.8 million.

*For LTV ratio above 90%, please refer to Table 4 as below.

Mortgage Insurance Programme for mortgage loans under HOSSMS of the HA is available to the relevant home buyers with effect from 1 March 2024.

**Table 4 – For Property Value^{##} up to HK\$15 million &
Insurance coverage from 60% LTV to 95% LTV[#]**

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	60% up to 65% LTV	10	0.00	N/A	N/A
		15	0.00		
		20	0.00		
		25	0.00		
		30	0.00		
	60% up to 70% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	60% up to 75% LTV	10	0.30	N/A	N/A
		15	0.30		
		20	0.30		
		25	0.30		
		30	0.30		
	60% up to 80% LTV	10	0.77	0.62	0.30
		15	1.06	0.86	0.30
		20	1.34	1.02	0.30
		25	1.46	1.10	0.30
		30	1.58	1.23	0.30
	60% up to 85% LTV	10	1.30	0.89	0.59
		15	1.68	1.12	0.59
		20	2.01	1.25	0.59
		25	2.22	1.43	0.59
		30	2.31	1.56	0.59
	60% up to 90% LTV	10	1.94	1.20	0.87
		15	2.41	1.55	0.87
		20	2.87	1.81	0.87
		25	3.15	2.01	0.87
		30	3.35	2.28	0.87
	60% up to 95% [#] LTV	10	3.10	1.90	1.24
		15	3.48	2.22	1.24
		20	4.27	2.73	1.24
		25	4.51	2.91	1.24
		30	4.60	3.20	1.24

[#] Only applicable to Loans for Home Ownership Scheme Secondary Market Scheme of the Housing Authority (HOSSMS) for Green Form Buyers and those applicants having borrowed or guaranteed outstanding mortgages

^{##} 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).

Note: This premium table is applicable to cases where the property value^{##} is above HK\$4 million and up to HK\$15 million with a maximum LTV ratio up to 95%.

Mortgage Insurance Programme for mortgage loans under HOSSMS of the HA is available to the relevant home buyers with effect from 1 March 2024.

Table 1R – For Property Value^{##} up to HK\$6 million & Insurance coverage from 70% LTV to 80% LTV (for refinancing only)[#]

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	70% up to 75% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	70% up to 80% LTV	10	0.70	0.50	0.24
		15	0.81	0.60	0.24
		20	0.98	0.70	0.24
		25	1.05	0.75	0.24
		30	1.16	0.85	0.24

[#] Only applicable to those applicants **not** having borrowed or guaranteed outstanding mortgages

^{##} The property value shall be the appraised value of the Property (subject to validation by the HKMCI)

Note: This premium table is applicable to refinancing or cash-out refinancing cases in which the property value^{##} is at or below HK\$6 million.

Table 2R – For Property Value^{##} up to HK\$15 million & Insurance coverage from 70% LTV to 80% LTV (for refinancing only)[#]

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	70% up to 75% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	70% up to 80% LTV	10	0.81	0.58	0.28
		15	0.92	0.69	0.28
		20	1.13	0.81	0.28
		25	1.21	0.86	0.28
		30	1.33	0.98	0.28

[#] Only applicable to those applicants **not** having borrowed or guaranteed outstanding mortgages

^{##} The property value shall be the appraised value of the Property (subject to validation by the HKMCI)

Note: This premium table is applicable to refinancing cases where the property value^{##} is above HK\$6 million and up to HK\$15 million.

Table 3R– For Property Value^{##} up to HK\$6 million & Insurance coverage from 60% LTV to 80% LTV (for refinancing only)[#]

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	60% up to 65% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	60% up to 70% LTV	10	0.30	N/A	N/A
		15	0.30		
		20	0.30		
		25	0.30		
		30	0.30		
	60% up to 75% LTV	10	0.45	N/A	N/A
		15	0.45		
		20	0.45		
		25	0.45		
		30	0.45		
	60% up to 80% LTV	10	0.81	0.58	0.28
		15	1.05	0.79	0.28
		20	1.30	0.93	0.28
		25	1.40	1.00	0.28
		30	1.51	1.11	0.28

[#] Only applicable to those applicants having borrowed or guaranteed outstanding mortgages

^{##} The property value shall be the appraised value of the Property (subject to validation by the HKMCI)

Note: This premium table is applicable to refinancing or cash-out refinancing cases in which the property value^{##} is at or below HK\$6 million.

Mortgage Insurance Programme for mortgage loans under HOSSMS of the HA is available to the relevant home buyers with effect from 1 March 2024.

Table 4R– For Property Value^{##} up to HK\$15 million & Insurance coverage from 60% LTV to 80% LTV (for refinancing only) [#]

Mortgage Insurance Premium					
Mortgage Type	Insurance coverage according to Loan-to-value Ratio (LTV)	Loan Tenor (Years)	Single Premium Payment (% of the Original Principal Balance)	Annual Premium Payment	
				First Year (% of the Original Principal Balance)	Renewal (% of the Original Principal Balance)
FLOATING RATE	60% up to 65% LTV	10	0.15	N/A	N/A
		15	0.15		
		20	0.15		
		25	0.15		
		30	0.15		
	60% up to 70% LTV	10	0.30	N/A	N/A
		15	0.30		
		20	0.30		
		25	0.30		
		30	0.30		
	60% up to 75% LTV	10	0.45	N/A	N/A
		15	0.45		
		20	0.45		
		25	0.45		
		30	0.45		
	60% up to 80% LTV	10	0.92	0.67	0.32
		15	1.21	0.91	0.32
		20	1.49	1.07	0.32
		25	1.61	1.15	0.32
		30	1.73	1.28	0.32

[#] Only applicable to those applicants having borrowed or guaranteed outstanding mortgages

^{##} The property value shall be the appraised value of the Property (subject to validation by the HKMCI)

Note: This premium table is applicable to refinancing cases in which the property value^{##} is above HK\$6 million and up to HK\$15 million.

MORTGAGE INSURANCE PROGRAMME
PREMIUM RATE DISCOUNT TABLE

**For loans relating to subsidised sale flats under
Home Ownership Scheme Secondary Market Scheme of
the Hong Kong Housing Authority (HA)**

Remaining period of the HA's liability under HA Guarantee*	Property Age	Mortgage Insurance Premium Discount ¹ (applicable to Single Premium Option Only)	
		Up to 90% LTV	Above 90% and Up to 95% LTV
Less than 5 years	More than 45 years or equal to 50 years	5%	5%
5 years or above and less than 10 years	More than 40 years or equal to 45 years	30%	20%
10 years or above and less than 15 years	More than 35 years or equal to 40 years	60%	40%
15 years or above	Less than or equal to 35 years	90%	70%

* The period of the HA's liability under the HA Guarantee must not be less than 50 years from the date of the First Assignment (as defined in the HA Guarantee) of the Property.

¹ Premium discount is not applicable to (i) annual payment option and (ii) cash-out refinancing applications.

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