

Osaka Property Financing

Mortgage Options

14/Feb/19

	BOC
Eligibility	1) Employed 2) DO NOT accept guarantor 3) Accept joint buyers (Friends ok) 4) Must speak Chinese or Japanese
Remarks	- For applicants (not company) living in any countries (Including HK, Mainland and Singapore) - Min. Monthly Income (Taxable): Mainlander: RMB15,000 HK Resident: HKD18,000 Singaporean: SGD3,200 - Min. Income must be at least 2.5x of your monthly loan repayment (based on average 2 years annual tax return not payroll slip & bank statement) - Min.26 Sqm.
Loan Currency	JPY (Japanese Yen)
Payment Method	Principle + Interest
Max LTV Ratio	For HK / Singaporean: Up to 55% of the selling price if 2 years average annual income is under JPY10M, Up to 60% of the selling price if 2 years average annual income is over JPY10M, For Mainlander: Up to 50% of the selling price *** Up to 55% of the selling / valuation price (whichever lower) for shops***
Interest Rate	2.7% fix for 1st 3 years
Loan Tenor	For HK / Singaporean: Up to 20 years but cannot exceed 65 years old at loan's maturity For Mainlander: Up to 15 years but cannot exceed 65 years old at loan's maturity
Handling Fee by Bank	2% of loan amount plus tax
Stamp Duty for mortgage	5% of handling fee plus tax
Valuation Fee	JPY34,560 (Only applied for shops)
Repayment Penalty	1st Year – Repayment not acceptable 2nd year onwards – JPY 5,250 / times
TU	✓ check ✗ record
Processing Period	Approximately 4-6 weeks
Processing Country	Japan

Required Documents	BOC
Completed Application Form	✓
Declaration Form	✓ (Original) Both applicant and spouse (if married)
Copy of Passport	✓
Copy of Hong Kong ID (both sides)	✓
Update address proof	✘
Income Documents:	
-Salaried (Must)	<input type="checkbox"/> Work certificate proving current employment (original) <input type="checkbox"/> Latest 6 months salary proof (original copies) <input type="checkbox"/> Latest 6 months bank statement (original copies) <input type="checkbox"/> Latest 2 years Tax statement (Must) (original copies)
-Self-Owned Company (Must)	N/A
TU Report	✓ (original copies) HK Resident: Trans Union Mainlander: People's Bank of China Singaporean: Credit Bureau Singapore
Latest Loan Repayment Statement	Mortgage / any loan repayment schedule & / or tenancy agreement of self-owned property 需要提供貸款的總額，年數，利息，餘額，剩餘期限，每月還款數。
Sales & Purchase Agreement or Reservation Form	✓
Referee Details (Contact person, in case you are uncontactable)	<ul style="list-style-type: none"> • Parents Name • Parents Contact number
Other	<input type="checkbox"/> Body Check Report within 1 year - urine, blood and x-ray (original copies)

*Additional documents may be requested by lenders.