**Appendix 1: Comparison Table of the Amendments to the *Regulations Governing the Extension of Mortgage Loans by Financial Institutions***

Effective Date: September 20, 2024

|  |  |
| --- | --- |
| **Loans** | **Loan Underwriting Criteria** |
| **Current provisions** | **Amendments** |
| Housing loan taken out by a corporate entity  | LTV ratio cap: 40%;No grace period | LTV ratio cap: **30%**;No grace period |
| Natural person | High-value housing loan | LTV ratio cap: 40%;No grace period | LTV ratio cap: **30%**;No grace period |
| First outstanding home loan to a borrower owning building(s) to his/her name | (Nil) | **No grace period** |
| Second outstanding home loan  | Housing in the ''specific areas''\*LTV ratio cap: 60%;No grace period | Housing **nationwide;**LTV ratio cap: **50%;**No grace period |
| Third (or more) outstanding home loan(s) | LTV ratio cap: 40%;No grace period | LTV ratio cap: **30%**;No grace period |
| Unsold housing unit loans | LTV ratio cap: 40% | LTV ratio cap: **30%**; |
| Land loans | * LTV ratio cap: 50% (10% to be withheld until construction commences)
* Additional requirements:
* A substantive project development plan
* A written affidavit specifying the timeframe to commence construction
 | (Unchanged) |
| Mortgage loans for idle land in industrial districts | LTV ratio cap: 40%; Exemptions applicable when:* Construction on the collateralized land has commenced; or
* Borrower has submitted a substantive project development plan and a written affidavit stating construction to begin within 1 year
 | (Unchanged) |

\* The ''specific areas'' prescribed herein include Taipei City, New Taipei City, Taoyuan City, Taichung City, Tainan City, Kaohsiung City, Hsinchu County, and Hsinchu City.