

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		<ul style="list-style-type: none"> ● LTV ratio cap: 50% (10% to be withheld until construction commences) ● Additional requirements: <ul style="list-style-type: none"> ◆ 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: <ul style="list-style-type: none"> ● 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.