

MORTGAGE APPLICATION FORM

Property Asset Management Section

REAL ESTATE MANAGEMENT DEPARTMENT

 Housing Development Corporation Limited
 HDC Building, Hulhumalé, Republic of Maldives
 Hotline 1516 T +960 335 3535
 E hello@urbanco.mv W www.urbanco.mv

1. Information of Mortgagee

Name	
ID/Business Registration No	
Registered Address	
Current Address	
Company Contact Details [Name & Number]	
Email Address	

2. Mortgage Property Details

New Mortgage Request <input type="checkbox"/>		Mortgage Enhancements <input type="checkbox"/>	
Plot Number			
Agreement Number & Date			
Development Status	Developed <input type="checkbox"/>	Undeveloped <input type="checkbox"/>	Semi-Developed <input type="checkbox"/>
Property Value / Development Appraisal			
Purpose of Mortgage	Development of Land/Plot <input type="checkbox"/>	Working Capital Financing <input type="checkbox"/>	

3. Facility Details

Lender	
Name & Contact (Lender Focal)	
Address of Bank	
Facility Amount [Amount if figures & words]	
Facility Term	
Facility Purpose	

4. Declaration

I/We hereby declare that all the above information provided is true and correct and that no relevant information has been withheld. I/We accept and understand that this form is subjected to be rejected in the event if any information is false. I/We have read and understood the terms and conditions of no objection to mortgage leasehold rights of lands and commercial spaces in the information sheet provided with this form. I/We acknowledge the new or additional financial commitments as a result of obtaining the mortgage and understand the risks taken after the no objections has been granted. I/We agree that this form will not be accepted without any documents missing as per the document checklist with this form.

Declared By

Signature & Company Stamp

Name:

Designation:

Date & Time:

Received By

Signature & Entry Stamp

Name:

Designation:

Date & Time:

5. Documents Checklist

- 1. Mortgage Application Form
- 2. Loan Offer Letter
- 3. Loan Proposal Submitted to Lender
- 4. Company Registration Certificate
- 5. SME Registration Certificate
- 6. Audited Financial Statements (most recent 3 years)
- 7. Projected Financial Statements (for loan period)
- 8. Development Appraisal Report (for Capital Investment Loans)
- 9. Property Valuation Report (for Working Capital Loans)

6. Terms & Conditions for No-objection to Mortgage Leasehold Rights of Lands and Commercial Spaces

- 1. A non-refundable payment shall be applicable as administrative fee as follows (payment shall be made prior to issuing no-objection letter by HDC).
 - a. New mortgage requests
 - i. For SME's MVR 5,000.00 or 0.2% of the loan amount, whichever is higher
 - ii. For others MVR 10,000.00 or 0.2% of the loan amount, whichever is higher
 - b. Mortgage facility renewals/enhancement
 - i. For SME's MVR 2,500.00 or 0.2% of the loan amount, whichever is higher
 - ii. For others MVR 5,000.00 or 0.2% of the loan amount, whichever is higher
- 2. For capital (Investment) mortgage loans, maximum financing amount shall be less than or equal to 80% of the development value.
- 3. For working capital mortgage loans, maximum financing amount should be less than or equal to 40% of property value.
- 4. Working capital financing facilities shall be granted if the development is completed.
- 5. For commercial area mortgage loans, maximum financing amount should be less than or equal to 40% of remaining leasehold value
- 6. To submit a lease default risk coverage insurance bond (lease payment guarantee insurance bond) for a duration of at least 14 months, (and the lessee to renew the insurance bond annually until the loan duration ends).
- 7. If the rent is revised, the lessee shall submit a new insurance bond starting from the rent revision date for a duration of at least 14 months at the revised rate.
- 8. The loan period (mortgage period) shall not exceed the lease contract duration and the lease contract shall have at least one (1) year after the expiry of the loan period.
- 9. The lessee shall not have any outstanding lease payment to HDC at the time of application for no objection to mortgage leasehold rights of land or commercial space nor shall the lessee have lease default or breach of the lease agreement for the most recent 06 (six) months.
- 10. The terms of the loan agreement shall not contradict with the terms of the lease agreement signed between the lessee and HDC. The loan agreement between the lessee and the lender shall be submitted to HDC for approval.

11. In case of any of the following non-financial breaches of the lease agreement between the lessee and HDC during the mortgage period, HDC shall inform the lender and lender shall acknowledge and treat this as a covenant breach within the mortgage loan agreement.
 - a. Clauses regarding the land/property usage
 - b. Clauses regarding adherence to guidelines of HDC
12. If any rent revision of the lessee is not completed, finalize the rent revision before granting the mortgage
13. Lessee shall pass the due diligence process of HDC.