

Mortgage Principal Moratorium

To support our existing mortgage customers who work in the impacted industries like airline, tourism, restaurants and may have difficulties in repaying their mortgages in the interim period, we will be offering an interest-only period up to 12 months for the ease of customers to manage their mortgage repayments. During this period, clients are entitled to a principal payment holiday and only need to pay interest on their mortgage loans.

Please see below FAQ for more details.

What is the plan and what do I need to consider?

1	<p>How does the Mortgage Principal Moratorium work for me?</p> <p>You will only be required to pay the interest of the loan outstanding but not the loan principal during the Mortgage Principal Moratorium. The interest rate applicable to the plan will be the Prime rate or HIBOR rate with Prime-cap as set out in your existing mortgage.</p>
2	<p>What will happen to my loan at the end of the Mortgage Principal Moratorium?</p> <p>The normal principal and interest monthly instalment will resume. If your existing mortgage loan is a Mortgage Saver, Deposit Linked or MortgageOne, your mortgage loan will be converted back to the chosen plan by the second month after the end of interest only period. Please be aware that your mortgage should not have any past due at the time of conversion.</p>
3	<p>How long is the Mortgage Principal Moratorium?</p> <p>You can apply for 6 months or 12 months Mortgage Principal Moratorium. If you are applying for 6 months initially, you can apply for an extension of another 6 months, subject to approval.</p>
4	<p>Is my property eligible for applying this plan?</p> <p>We provide the Mortgage Principal Moratorium to all residential and commercial properties, as well as designated Subsidized Sale Flats Scheme (Approval is subject to the HKHA's updated guideline and guarantee) such as Home Ownership Scheme, Private Sector Participation Scheme, Buy-Or-Rent Option Scheme, Green Form Subsidized Home Ownership Scheme and Tenants Purchase Scheme under both primary or secondary markets</p>
5	<p>Is the plan applicable to both individual and shell company?</p> <p>Yes, this plan is applicable to individual customer and shell company.</p>
6	<p>Do you have any eligibility criteria to apply for the Mortgage Principal Moratorium?</p> <p>We offer this plan to help our customers who work in the impacted industry such as restaurant, tourism, airline, etc. Subject to approval, the basic eligibility of the Mortgage Principal Moratorium is:</p> <p>The mortgage loan must have been drawdown for more than 6 months with no adverse repayment record.</p> <p>This plan is not applicable for the following scenarios:</p> <ul style="list-style-type: none"> • Mortgage loan with 2nd charges / Co-financing • Fixed rate loans • Government scheme loans[^] • Linked One loans • HIBOR "0" plan • MRTA (Mortgage Life) • Servicing loans • SCB Staff loans <p>[^] All scheme loans except Home Ownership Scheme, Private Sector Participation Scheme, Buy-Or-Rent Option Scheme, Green Form Subsidized Home Ownership Scheme and Tenants Purchase Scheme under both primary or secondary markets (Approval is subject to the HKHA's updated guideline and guarantee).</p>

7	<p>Is Mortgage Insurance Programme covered under the Mortgage Principal Moratorium?</p> <p>Yes, all eligible loans under Mortgage Insurance Programme can apply, subject to approval of the respective insurer of Mortgage Insurance Programme.</p>
8	<p>Is there any restriction on loan amount?</p> <p>We do not have any limitation on loan amount.</p>
9	<p>Will the Mortgage Principal Moratorium affect my TU score?</p> <p>Your TU score will not be affected as long as the interest payment is settled in full punctually every month.</p>
10	<p>Do I need to pay any handling fee on the Mortgage Principal Moratorium?</p> <p>No, we don't charge any application or handling fee on the Mortgage Principal Moratorium. However, during the interest-only period, apart from the mortgage interest, you are still liable to pay the late charge, administration fee, third party fees & charges e.g. fire insurance fees, premium for the Mortgage Insurance Program as applicable.</p>
11	<p>Are there any terms & conditions of Mortgage Principal Moratorium?</p> <p>The new terms and conditions for the Mortgage Principal Moratorium will be written on the Letter of Offer, including but not limited to,</p> <ul style="list-style-type: none"> during the interest-only period, partial prepayment and any loan amendment such as change of repayment method, borrower/guarantor/mortgagor, repayment account, loan account, payment due date will not be accepted
12	<p>I am using Deposit Linked/Mortgage \$aver/ MortgageOne. Will my interest-offset / mortgage rate savings benefits remain in force?</p> <p>During the period, you will not be enjoying the interest-offset / mortgage rate savings benefits. Your repayment account will be changed to a normal deposit account during the interest-only period. However, your mortgage will be converted back to these plans automatically by the second month after the end of interest-only period.</p>
13	<p>Can I take the Mortgage Principal Moratorium less than or more than 6 months?</p> <p>We offer the option of 6-month (with an option to extend another 6 months, subject to approval) and 12-month option. However, you may early terminate the interest-only period by sending us completed request form.</p>
14	<p>Will I be paying more interest over the tenure of the loan if I take Mortgage Principal Moratorium?</p> <p>Since your loan tenor will be extending and/or principal repayment is deferred after the Period, you will be paying more interest for the entire tenor. Our staff can help you estimate the additional interest amount for your consideration.</p>
15	<p>How much will I have to pay each month during the interest-only period? What is the total interest of the Mortgage Principal Moratorium?</p> <p>The interest payment will be calculated based on the interest rate and outstanding loan balance. For example, the interest payment for every HK\$3,000,000 at P-2.75% (net 2.5%) will be roughly HKD6,200 and total interest payment for the 6 months will be around HKD37,200. This is indicative and subject to the actual days incurred each month / 6 months period, and therefore will vary among different calendar months.</p> <p>Prime rate currently at 5.25% p.a.</p>
16	<p>Do I need to repay the current instalment before the start of Mortgage Principal Moratorium?</p> <p>Since the Bank will close the existing mortgage loan account and open a new mortgage loan account with new account number to take over your existing mortgage loan account. To ensure the last monthly principal and interest repayment is settled before the new mortgage loan account is created, such repayment amount will be debited from your repayment account prior to the execution of your existing direct debit instruction ("DDI") for that amount. There is a chance that the Bank cannot recall/suspend the existing direct debit instruction. If that happens, the debited amount through DDI will be refunded to your repayment account within 2 business days.</p>

How can I apply and what is the application process?

1	<p>How can I apply for the Mortgage Principal Moratorium?</p> <p>You can apply by filling in the Mortgage Loan Services Application Form. The form can be obtained at our website sc.com/hk, mortgage hotline 2886 8863, or any one of our branches from 1 March 2020.</p> <p>Please send us your completed form via the following ways:</p> <ul style="list-style-type: none"> • Mail in • Any of our branches <p>Important: All borrower(s), guarantor(s) and mortgagor(s) need to sign on the form.</p>
2	<p>When can I apply for the Mortgage Principal Moratorium?</p> <p>You may apply from 1 March 2020 to 30 April 2021.</p> <p>Applicants for loans under designated Subsidized Sale Flats Scheme (Approval is subject to the HKHA's updated guideline and guarantee) such as Home Ownership Scheme, Private Sector Participation Scheme, Buy-Or-Rent Option Scheme, Green Form Subsidized Home Ownership Scheme and Tenants Purchase Scheme, or those with at least six months repayment record, may apply from 11 May 2020.</p>
3	<p>Do I need to submit any documents for the Mortgage Principal Moratorium, other than the Mortgage Loan Services Application Form?</p> <p>Once we received your signed mortgage service request form (by all obligors), we will let you know in case additional document is required</p>
4	<p>Are there any documents I need to sign other than the application form?</p> <p>Upon approval, all obligors are required to sign a Letter of Offer to confirm the acceptance.</p>
5	<p>How long does it take to approve my Mortgage Principal Moratorium application?</p> <p>Generally, it will take around 1 week for you to hear from us, after your submission of a duly signed and completed service request form, but it may take longer for the cases related to Mortgage Insurance Program.</p>
6	<p>When will the interest-only period take effect?</p> <p>The interest-only period will take effect from the next repayment due date provided that we have received the duly signed copy of the offer letter at least 14 calendar days before your mortgage loan due day.</p>

Can I apply for an extension plan?

1	<p>What is the eligibility criteria to apply for Extension of tenor of Mortgage Principal Moratorium?</p> <p>If you had successfully applied for the 6-month Mortgage Principal Moratorium and made at least 4 interest-only instalments without current delinquency, you are eligible to apply for an extension of another 6 months.</p>
2	<p>When can I apply the extension plan?</p> <p>Once you have made at least 4 interest-only instalments, you can apply for the extension plan no later than 30 days prior to the expiry of your current plan.</p>
3	<p>If I have already applied for 12 months Mortgage Principal Moratorium, can I extend for another 6 months?</p> <p>No.</p>
4	<p>How can I apply for Extension of tenor of Mortgage Principal Moratorium?</p> <p>You can apply by filling in the Mortgage Loan Customer Services Application Form - Extension of Mortgage Principal Moratorium. The form can be obtained at our website https://www.sc.com/hk/help/download-centre/mortgage-forms-and-documents/, or via Mortgage Service Hotline 2886 8863, or at any one of our bank branches.</p> <p>Please send us your duly completed form via:</p> <ul style="list-style-type: none"> • Mail in • Drop off at any one of our bank branches <p>Important: All borrower(s), guarantor(s) and mortgagor(s) need to sign on the form.</p>
5	<p>How long does it take to approve my extension of tenor of Mortgage Principal Moratorium application?</p> <p>Generally, it will take around 1 week for you to hear from us, after your submission of a duly signed and completed service request form, but it may take longer for the cases related to Mortgage Insurance Program.</p>
6	<p>How do I know my application is being approved? Will I be required to sign any additional document?</p> <p>If the application is approved, the Bank will close the existing mortgage loan account and open a new mortgage loan account with new account number to take over your existing mortgage loan account. You will receive confirmation letter and new full tenor repayment schedule again. No new Letter Of Offer signing will be required.</p>
7	<p>When will I know the approval status of the extension request?</p> <p>You will receive a confirmation / decline letter for your request of Extension 2 weeks before the end of your current Plan. If not, you should contact Mortgage Service Hotline to check the application status.</p>

Should you have any enquiries, please call our mortgage service hotline at 2886 8863 or visit any of our branches.

If there is any inconsistency or conflict between the English and the Chinese versions, the English version shall prevail.

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按揭「還息不還本」計劃

因應現時於受影響行業 (如航空業、旅遊業、餐飲業等)工作的現有按揭客戶，在償還按揭貸款上可能遇到困難，提供長達 12 個月的「還息不還本」計劃，以即時紓緩客戶的財政困難，此期間，客戶可享有償還本金假期並只需要償還按揭貸款的利息。

詳情請參閱以下的常見問題：

這個計劃是甚麼及我應該考慮甚麼？

1	<p>「還息不還本」怎樣幫助到我？</p> <p>「還息不還本」期間，你只需要償還按揭貸款的利息而不需要償還本金。此計劃的利率為閣下現時的按揭貸款所適用的最優惠利率或同業拆息利率及最優惠利率上限。</p>
2	<p>「還息不還本」期後會發生甚麼？</p> <p>你的每月還款將會回復至正常償還本金及利息。如果你現時使用「置慳息」、按揭存款掛鈎服務或 MortgageOne，你的按揭將於「還息不還本」完結後的第二個月或以前回復至原有的按揭計劃，但於此回復期間你的按揭不能有逾期還款。</p>
3	<p>「還息不還本」為期多少？</p> <p>你可以申請 6 個月或 12 個月「還息不還本」。如果你開始時申請 6 個月，可經審批，額外續期 6 個月。</p>
4	<p>我的物業合資格申請此計劃嗎？</p> <p>我們提供的「還息不還本」適用於所有住宅及商業物業，包括個別房委會資助房屋計劃例 (有關審批須視乎香港房屋委員會的最新指引及擔保) 如居者有其屋計劃、私人參建居屋計劃、房委會可租可買計劃、綠表置居計劃及租者置其屋計劃的一手及二手物業。</p>
5	<p>此計劃適用於個人及空殼公司？</p> <p>是，此計劃適用於個人及空殼公司。</p>
6	<p>申請「還息不還本」的基本條件是甚麼？</p> <p>此計劃為幫助於受影響行業工作(如航空業、旅遊業、餐飲業等)的現有按揭客戶。申請需經審批，「還息不還本」的基本申請條件為：</p> <p>按揭貸款必須已提取超過 6 個月及沒有不良還款記錄。</p> <p>此計劃不適用於以下情況：</p> <ul style="list-style-type: none"> 按揭涉及二按或發展商二按 固定利率按揭 政府計劃相關的貸款[^] Linked One 貸款 HIBOR 0 計劃 樓宇按揭貸款壽險計劃 為第三方提供服務的貸款 渣打員工貸款 <p>[^]所有政府計劃但不包括居者有其屋計劃、私人參建居屋計劃、房委會可租可買計劃、綠表置居計劃及租者置其屋計劃的一手及二手物業 (有關審批須視乎香港房屋委員會的最新指引及擔保)</p>
7	<p>按揭保險計劃是否可以申請「還息不還本」計劃嗎？</p> <p>是，所有按揭保險計劃下合資格的貸款均可申請，申請需要經過按揭保險公司的審批。</p>
8	<p>是否有貸款額限制？</p> <p>按揭「還息不還本」沒有貸款額限制。</p>

9	按揭「還息不還本」會否影響我的個人信貸記錄？ 若你每個月準時償還利息，你的個人信貸記錄不會受影響。
10	按揭「還息不還本」計劃需要收取手續費？ 按揭「還息不還本」計劃不會收任何的申請或手續費。不過，於按揭「還息不還本」期間，除了按揭利息，你仍然需要支付適用的逾期還款費用、逾期還款行政手續費用及第三方費用如火險、按揭保險計劃保費等。
11	按揭「還息不還本」計劃是否有任何條款及細則？ 按揭「還息不還本」新增的條款及細則將會列於要約書上，包括但不限於以下： <ul style="list-style-type: none"> 於「還息不還本」期間，我們不接受部分還款及更改貸款要求，如更改還款方式、借款人/擔保人/按揭人、還款戶口、還款日等均不會受理
12	我現時使用按揭存款掛鈎服務/「置慳息」/MortgageOne 當中的利息抵銷/按揭儲蓄利率優惠是否仍然有效？ 於「還息不還本」期間，你不會享受任何利息抵銷/按揭儲蓄利率優惠。此期間，你的還款戶口將轉變為一般存款戶口。不過，「還息不還本」期後，你的按揭計劃將於第二個月或以前自動回復至原有的計劃。
13	按揭「還息不還本」可提供多於或少於 6 個月嗎？ 我們提供 6 個月(經審批，客戶可申請續期額外 6 個月)及 12 個月「還息不還本」期計劃。不過，客戶亦可於期內提交申請提前終止有關計劃。
14	如果我選用按揭「還息不還本」，我是否需要於整個貸款還款期內支付更多利息？ 因你的還款期將延長或本金延後至「還息不還本」完結後償還，於整個還款期，你需要繳付更多利息。我們的職員可以為你估算額外的利息給你參考。
15	於「還息不還本」期間，每個月我需要支付多少利息？於整個按揭「還息不還本」期，我的總利息開支是多少？ 利息的計算基於利率及貸款餘額。例如，每港幣 3,000,000 的貸款額及利率為 P-2.75% (淨年利率 2.5%)的每月利息大約為港幣 6,200。而 6 個月全期利息大約為港幣 37,200。此例子僅供參考，計算按每個月的實際天數除以 6 個月，因此不同月份將會有所差異。 現時 Prime 的年利率為 5.25%
16	於「還息不還本」計劃生效前需要先償還當期供款嗎？ 由於銀行需要將你原有的按揭貸款取消並開立另一個新的按揭貸款賬戶(新賬戶號碼)以取代你原有的按揭貸款，為確保在新開立的貸款戶口前，閣下已償還最後一期的每月本金及利息，此還款額將會在進行閣下現時恆常扣款指示之前從閣下的還款戶口收取。本行有機會不能撤回/停止直接扣款指示而導致扣取該款項兩次。若此情況發生，從直接扣款指示扣取的款項將會於 2 個工作天內退回閣下的還款戶口。

我怎樣提交申請及申請程序是甚麼？

1	<p>我怎樣提交「還息不還本」申請？</p> <p>你可以填寫樓宇按揭貸款客戶服務申請表格申請「還息不還本」計劃。此表格由 2020 年 3 月 1 日起可透過本行網站 www.sc.com.hk、按揭熱線 2886 8863 或到各分行索取。</p> <p>你可以通過以下途徑遞交已簽妥申請表：</p> <ul style="list-style-type: none"> • 郵寄 • 任何一間分行 <p>重要提示: 所有借款人、擔保人及按揭人需要簽署此表格。</p>
2	<p>我何時可以申請按揭「還息不還本」計劃？</p> <p>你可以於 2020 年 3 月 1 日至 2021 年 4 月 30 日提交申請。</p> <p>如申請者為個別房委會資助房屋計劃 (有關審批須視乎香港房屋委員會的最新指引及擔保)，例如居者有其屋計劃、私人參建居屋計劃、房委會可租可買計劃、綠表置居計劃及租者置其屋計劃，或按揭貸款只提取 6 個月者，均可於 5 月 11 日起申請。</p>
3	<p>除樓宇按揭貸款服務表格外，我需要提交其他文件作按揭「還息不還本」計劃申請嗎？</p> <p>當我們收到你及所有債務人已簽妥的樓宇按揭貸款服務表格後，如有需要，本行職員會聯絡閣下跟進額外文件。</p>
4	<p>除申請表外，我是否需要簽署其他文件？</p> <p>審批後，所有債務人需要簽署要約書作確認。</p>
5	<p>審批按揭「還息不還本」需要多少時間？</p> <p>一般而言，我們收到已簽妥的服務表格後需約 1 星期作審批，但涉及按揭保險計劃的貸款可能需要更長時間。</p>
6	<p>「還息不還本」何時生效？</p> <p>「還息不還本」將於下一個還款日生效，此基於在還款日的 14 天前我行收到閣下已簽妥的要約書。</p>

我可以申請延長計劃嗎？

1	<p>申請延長「還息不還本」的基本條件是甚麼？</p> <p>如你於過去成功申請 6 個月按揭「還息不還本」計劃並已償還最少 4 期的利息還款及現時沒有拖欠還款，則可申請額外延長 6 個月按揭「還息不還本」。</p>
2	<p>我何時可以申請延長計劃？</p> <p>如你已償還最少 4 期的利息還款，可於現行計劃完結前 30 天申請延長計劃。</p>
3	<p>如我的按揭已申請「還息不還本」12 個月，可否再延長多 6 個月？</p> <p>不可以。</p>
4	<p>我怎樣提交延長「還息不還本」申請？</p> <p>你可以填寫樓宇按揭貸款客戶服務申請表 - 延長按揭「還息不還本」還款期。此表格可透過本行網站 https://www.sc.com/hk/zh/help/download-centre/mortgage-forms-and-documents/、按揭熱線 2886 8863 或到各分行索取。</p> <p>你可以透過以下途徑遞交已簽妥申請表：</p> <ul style="list-style-type: none"> • 郵寄 • 任何一間分行 <p>重要提示: 所有借款人、擔保人及按揭人需要簽署此表格。</p>
5	<p>審批延長按揭「還息不還本」需要多少時間？</p> <p>一般而言，我們收到已簽妥的服務表格後需約 1 星期作審批，但涉及按揭保險計劃的貸款可能需要更長時間。</p>
6	<p>我怎樣知道我的申請正在審批？我是否需要簽署任何其他文件？</p> <p>如申請已獲批，銀行需要將你原有的按揭貸款取消並開立另一個新的按揭貸款賬戶(新賬戶號碼)以取代你原有的按揭貸款並會再次收到確認信及最新的還款明細表。不需再簽署要約書作確認。</p>
7	<p>我何時才能知道我的延長申請獲批？</p> <p>你將會在你現時計劃完結前的兩個星期收到有關此延期申請的確認書或不接納通知書。如沒有，你應該致電樓宇按揭服務專線查詢申請狀況。</p>

如有任何查詢，歡迎致電樓宇按揭服務專線 2886 8863 或親臨任何一間分行。

中英文版本之內容如有歧義，概以英文版本為準。

由渣打銀行(香港)有限公司刊發