

# Child Psychologists **think** psychological services



**Eunosville latest ex-HUDC estate to be put up for collective sale**



**Hotels draw up battle plans as Airbnb poses rising threat**



**China March home prices rise 0.6% m-o-m, 11.3% y-o-y**



**[VIDEO] Find out how this chef harnesses creativity...**

The New Porsche Panamera

Recommended by

<http://www.business-times.com.sg/real-estate/uob-launches-online-property-loan-calculator>

## UOB launches online property loan calculator

Free tool covers loans for property purchase, refinancing various types of properties

Friday, December 19, 2014 - 05:50

by **LEE MEIXIAN** ✉ [leemx@sph.com.sg](mailto:leemx@sph.com.sg) 🐦 [@LeeMeixianBT](https://twitter.com/LeeMeixianBT)



### UOB Property Loans - TDSR Calculator

Calculate your **Total Debt Servicing Ratio (TDSR)** and **MSR\***

\*Mortgage Servicing Ratio (MSR) is only applicable for HDB flats and Executive Condominium units purchased directly from developer

#### This loan is for

- new purchase
- refinancing

#### I want to find out

- how much I can borrow and the maximum loan tenor
- my TDSR & MSR based on loan amount S\$

#### Select property type

Property Type

#### Important Notes:

The following income, asset and debt details are to be entered in SGD or SGD equivalent. This calculator is to be used for illustration purposes only and the computation obtained is not an offer of credit/banking facilities from the Bank. Computation is based on the information entered and the MAS Notice on Computation of TDSR for Property Loans. All loan applications shall be subjected to Bank's approval and prevailing regulatory guidelines/requirements.

The bank found in an earlier survey that one in three homebuyers were unaware or did not understand the TDSR criteria for property loans

Singapore

UNITED Overseas Bank (UOB) on Thursday launched a free online property loan calculator to help homeowners determine their total debt servicing ratio (TDSR) for mortgage loan applications.

The tool was developed after the bank found in an earlier survey that one in three homebuyers were unaware or did not understand the TDSR criteria for property loans. Under the TDSR framework, financial institutions, when granting property loans to individuals, have to ensure that their total monthly debt repayments (including car loans and credit cards) do not exceed 60 per cent of their gross monthly income.

UOB said that its TDSR calculator is the most comprehensive one in the market, covering loans for buying properties and refinancing various types properties, including private residences, HDB flats, international properties and commercial properties.



Other websites that offer TDSR calculators include findahomeloan.co and b2bbank.com. Some are paid apps such as the one on Stproperty.sg. Others, such as valueproperty.sg, are set up by real estate agencies and require contact details to be given before it releases the results.

**SEE ALSO:** UOB ties up with KrisFlyer to land S\$1.5b in deposits

UOB said that its calculator also suits the one in two survey respondents who said that they prefer to use online calculators to find out how much they can borrow before they submit their applications to a mortgage banker.

The calculator can evaluate the TDSR or mortgage servicing ratio (MSR) for up to four borrowers. The MSR applies to HDB flats and executive condominiums bought directly from developers, and is capped at 30 per cent of borrowers' gross monthly income.

The calculator also offers customers the option to pledge financial assets such as unit trusts, shares and bonds, and structured deposits as additional income streams for a detailed mortgage analysis.

Chia Siew Cheng, head of secured loans at UOB Group said that the calculator serves as "a convenient self-help solution" to help customers understand their personal financial situation and make informed decisions about buying or refinancing a property.

"Buying a property is a long-term commitment. When someone decides to buy a property, they should be clear about the costs and terms of their home loans," she said.

After one's TDSR or MSR is found to be within limits, customers have three options on the website: to sign up for new loans (or ask about existing ones); to request a call-back from a UOB mortgage banker; or to recalculate with new figures.

The calculator is available at [www.uob.com.sg/TDSR](http://www.uob.com.sg/TDSR).

UNITED OVERSEAS BANK UOB TOTAL DEBT SERVICING RATIO TDSR

#### MORE FROM THE BUSINESS TIMES



**Startups AdAsia, 99.co raise US\$20m in Series A funding**

Apr 07, 2017



**Gold hits 5-month peak, geopolitical tensions drive flight to safety**

Apr 12, 2017



**Broker's take: OCBC initiates a buy call on Straits Trading Co**

Apr 10, 2017



**Chapel which survived Sept 11 attacks may be killed off by rent hike**

Apr 20, 2017

#### FROM AROUND THE WEB

---



**3 vital features you'll need for indices trading**

Create Account on IG now



**[VIDEO] This Michelin starred chef cites courage as one of his key ingredients for success**

The New Porsche Panamera



**The Real 'Property Guru' Who Owns Multiple Properties And Lives Off His Rental Income**

Ace Profits Academy



**Learn How Much You Can Make As A Grab Rideshare Driver Today**

Grab Singapore

Recommended by

# THE BUSINESS TIMES

## Lifestyle



### PRINT ARCHIVE

MON

TUE

WED

THU

FRI

SAT

SUBSCRIBE TO THE BUSINESS TIMES NOW : CALL +65 388 3838 | [BTSUBSCRIBE.SG](https://www.btsubscribe.sg)

[ABOUT US](#) [CONTACT US](#) [HELP](#) [TERMS & CONDITIONS](#) [SPH WEBSITES](#) [DATA PROTECTION POLICY](#)

SPH DIGITAL NEWS

© 2017 SINGAPORE PRESS HOLDINGS LTD. REGN NO. 198402668E