

High Advance Mortgage

Why consider/Why not consider

Consider it if...

- ✓ you wish to borrow up to 90%¹ of property value to ease the downpayment burden and allow cash flow for the other purposes, for example, home renovation
- ✓ you are willing to pay premium to enjoy benefits of lower downpayment from the Mortgage Insurance Programme offered by HKMC Insurance Limited or QBE Mortgage Insurance (Asia) Limited of which HSBC is the insured party
- ✓ you own a property for self occupancy

Not consider it if...

- ✗ your property price is above the maximum property value as set out by HKMC Insurance Limited or QBE Mortgage Insurance (Asia) Limited
- ✗ you will apply for the mortgage using a shell company name

Highlights for your best interest

- ◆ 30-day Service Pledge: If you need to fully prepay the HighAdvance Mortgage with our bank within 30 days from the date of drawdown, we will waive the related banking fees, if any. For any early prepayment made after the service pledge period, we will charge the related banking fees
- ◆ Potential risk will be increased if you choose to borrow at a Loan-to-value ratio up to 90%¹. Your property may become negative equity in event of trough in property price trend. The Mortgage Insurance will be terminated after repaying the mortgage loan down to 70% Loan-to-Value ratio (based on the property valuation at the time of drawdown) or such other the ratio as per the terms of the Mortgage Insurance, and until termination you need to continue to pay the Mortgage Insurance premium. In the case of negative equity, you still have to continue to repay the mortgage loan. You may have to wait until the property value bounces back to a higher value before you can sell the property to repay the loan
- ◆ We will assess your application by making reference to credit report from any credit reference agencies in Hong Kong approved for participation in the Multiple Credit Reference Agencies Model (collectively the "CRA"), your income proof, other information submitted where applicable as well as the prevailing regulatory requirements in Hong Kong and the guidelines of HKMC Insurance Limited and QBE Mortgage Insurance (Asia) Limited (each being the "Mortgage Insurer")

Note: We may engage TransUnion as the CRA and other available credit reference agencies including but not limited to PingAn OneConnect Credit Reference Services Agency (HK) Limited for the provision of consumer credit reference service to assess the credit facility application and make credit. For any enquiry about the credit reference agencies that may be engaged in your credit facility application, please contact our customer service hotline. You are entitled to request for a credit report from each CRA without charge in any 12-month period

- ◆ To ensure your understanding on your obligation and commitment during the mortgage period, please carefully read all of the terms and conditions stated in the mortgage loan facility letter including but not limited to the mortgage interest rates, repayment amount, number of instalment, full/partial prepayment term and premium payment/refund
- ◆ Whenever you face financial difficulty in mortgage repayment, an overdue/default interest, on top of normal interest, will be levied. If your repayment cannot be resumed to normal, we reserve the right to repossess your property to settle the outstanding mortgage loan amount

- ◆ To protect your property from depreciation caused by structural damage resulting from disaster during the mortgage loan period, you are required to arrange fire insurance with an insurance company acceptable by us to provide insurance coverage to reduce the potential loss
- ◆ To minimise any unfortunate events affecting your home contents and your ability to repay the mortgage, you could contact us to understand more on related protection

Product information

Minimise your downpayment

Whether you're buying a property in the primary or secondary market, or cash-out by refinancing your existing one, HighAdvance Mortgage lets you borrow up to 90%¹ of your property's value with a loan tenor of up to 30 years. What's more, it helps to minimise your downpayment burden.

Different premium payment options to suit your needs

To enjoy the benefits offered by our HighAdvance Mortgage, you must join the Mortgage Insurance Programme offered by one of the Mortgage Insurers to be designated by us. Please refer to the premium rate table² below. HSBC offers the following premium payment options to suit your needs:

- ◆ bundle premium – borrow the single premium as part of the mortgage loan
- ◆ upfront premium – pay the single premium upon loan drawdown
- ◆ annual premium – pay the premium annually upon loan drawdown

Mortgage Insurance Premium Rate Table² – Floating Rate Mortgage

Table 1 – Insurance Coverage from 70% LTV to 90% LTV for property value up to HK\$6 million (For First Time Home Buyer)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
70% up to 75% LTV	10	0.00 [^]	N/A	N/A
	>10-15			
	>15-20			
	>20-25			
	>25-30			
70% up to 80% LTV	10	0.50	0.45	0.22
	>10-15	0.60	0.55	0.22
	>15-20	0.76	0.65	0.22
	>20-25	0.83	0.70	0.22
	>25-30	0.92	0.80	0.22
70% up to 85% LTV	10	0.86	0.65	0.43
	>10-15	1.02	0.75	0.43
	>15-20	1.25	0.85	0.43
	>20-25	1.35	0.95	0.43
	>25-30	1.41	1.05	0.43
70% up to 90% LTV	10	1.25	0.85	0.61
	>10-15	1.48	1.04	0.61
	>15-20	1.79	1.23	0.61
	>20-25	2.03	1.41	0.61
	>25-30	2.16	1.60	0.61

[^]Applicable to HKMC Insurance Limited only

Table 2 – Insurance Coverage from 70% LTV to 80% LTV for property value up to HK\$6 million (For Non-First Time Home Buyer)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
70% up to 75% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
70% up to 80% LTV	10	0.65	0.50	0.24
	>10-15	0.75	0.60	0.24
	>15-20	0.91	0.70	0.24
	>20-25	0.98	0.75	0.24
	>25-30	1.07	0.85	0.24

Table 3 – Insurance Coverage from 70% LTV to 90% LTV for property value up to HK\$15 million (For First Time Home Buyer)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
70% up to 75% LTV	10			
	>10-15			
	>15-20	0.00 [^]	N/A	N/A
	>20-25			
	>25-30			
70% up to 80% LTV	10	0.60	0.53	0.26
	>10-15	0.71	0.64	0.26
	>15-20	0.90	0.76	0.26
	>20-25	0.97	0.81	0.26
	>25-30	1.09	0.93	0.26
70% up to 85% LTV	10	1.01	0.76	0.50
	>10-15	1.20	0.87	0.50
	>15-20	1.46	0.99	0.50
	>20-25	1.57	1.10	0.50
	>25-30	1.64	1.22	0.50
70% up to 90% LTV	10	1.46	0.99	0.70
	>10-15	1.72	1.20	0.70
	>15-20	2.08	1.42	0.70
	>20-25	2.35	1.63	0.70
	>25-30	2.50	1.85	0.70

[^]Applicable to HKMC Insurance Limited only

Table 4 – Insurance Coverage from 70% LTV to 80% LTV for property value up to HK\$17.15 million#

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
70% up to 75% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
70% up to 80% LTV	10	0.75	0.58	0.28
	>10-15	0.86	0.69	0.28
	>15-20	1.05	0.81	0.28
	>20-25	1.12	0.86	0.28
	>25-30	1.24	0.98	0.28

Applicable to property value up to HK\$15 million with provisional sale and purchase agreement signed before 28 February 2024, and up to HK\$17.15 million with provisional sale and purchase agreement signed on or after 28 February 2024.

Table 5 – Insurance Coverage from 60% LTV to 90% LTV for property value up to HK\$6 million (For First Time Home Buyer AND only applicable to those applicants having outstanding mortgages)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
60% up to 65% LTV	10			
	>10-15			
	>15-20	0.00^	N/A	N/A
	>20-25			
	>25-30			
60% up to 70% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
60% up to 75% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
60% up to 80% LTV	10	0.60	0.53	0.26
	>10-15	0.83	0.74	0.26
	>15-20	1.05	0.88	0.26
	>20-25	1.15	0.95	0.26
	>25-30	1.25	1.06	0.26
60% up to 85% LTV	10	1.02	0.77	0.51
	>10-15	1.33	0.97	0.51
	>15-20	1.59	1.08	0.51
	>20-25	1.77	1.24	0.51
	>25-30	1.83	1.35	0.51
60% up to 90% LTV	10	1.54	1.04	0.75
	>10-15	1.92	1.34	0.75
	>15-20	2.29	1.57	0.75
	>20-25	2.52	1.74	0.75
	>25-30	2.68	1.98	0.75

^Applicable to HKMC Insurance Limited only

Table 6 – Insurance Coverage from 60% LTV to 80% LTV for property value up to HK\$6 million (Only applicable to those applicants having outstanding mortgages)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
60% up to 65% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
60% up to 70% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
60% up to 75% LTV	10	0.45		
	>10-15	0.45		
	>15-20	0.45	N/A	N/A
	>20-25	0.45		
	>25-30	0.45		
60% up to 80% LTV	10	0.75	0.58	0.28
	>10-15	0.98	0.79	0.28
	>15-20	1.20	0.93	0.28
	>20-25	1.30	1.00	0.28
	>25-30	1.40	1.11	0.28

Table 7 – Insurance Coverage from 60% LTV to 90% LTV for property value up to HK\$15 million (For First Time Home Buyer AND only applicable to those applicants having outstanding mortgages)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
60% up to 65% LTV	10			
	>10-15			
	>15-20	0.00 [^]	N/A	N/A
	>20-25			
	>25-30			
60% up to 70% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
60% up to 75% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
60% up to 80% LTV	10	0.71	0.62	0.30
	>10-15	0.97	0.86	0.30
	>15-20	1.23	1.02	0.30
	>20-25	1.35	1.10	0.30
	>25-30	1.46	1.23	0.30

[^]Applicable to HKMC Insurance Limited only

60% up to 85% LTV	10	1.20	0.89	0.59
	>10-15	1.55	1.12	0.59
	>15-20	1.85	1.25	0.59
	>20-25	2.05	1.43	0.59
	>25-30	2.13	1.56	0.59
60% up to 90% LTV	10	1.79	1.20	0.87
	>10-15	2.23	1.55	0.87
	>15-20	2.65	1.81	0.87
	>20-25	2.92	2.01	0.87
	>25-30	3.10	2.28	0.87

Table 8 – Insurance Coverage from 60% LTV to 80% LTV for property value up to HK\$15 million (Only applicable to those applicants having outstanding mortgages)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
60% up to 65% LTV	10	0.15		
	>10-15	0.15		
	>15-20	0.15	N/A	N/A
	>20-25	0.15		
	>25-30	0.15		
60% up to 70% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
60% up to 75% LTV	10	0.45		
	>10-15	0.45		
	>15-20	0.45	N/A	N/A
	>20-25	0.45		
	>25-30	0.45		
60% up to 80% LTV	10	0.86	0.67	0.32
	>10-15	1.12	0.91	0.32
	>15-20	1.38	1.07	0.32
	>20-25	1.50	1.15	0.32
	>25-30	1.61	1.28	0.32

Table 9 – Insurance Coverage from 60% LTV to 80% LTV for property value above HK\$15 million

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
60% up to 70% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
60% up to 75% LTV	10	0.45		
	>10-15	0.45		
	>15-20	0.45	N/A	N/A
	>20-25	0.45		
	>25-30	0.45		
60% up to 80% LTV	10	0.86	0.67	0.32
	>10-15	1.12	0.91	0.32
	>15-20	1.38	1.07	0.32
	>20-25	1.50	1.15	0.32
	>25-30	1.61	1.28	0.32

Table 10* – Insurance Coverage from 50% LTV to 80% LTV for property value above HK\$15 million (Only applicable to those applicants having outstanding mortgages)

Loan-to-Value Ratio (LTV)	Loan Tenor (Years)	Single Premium (% of the original principal balance)	Annual premium payment (% of the original principal balance)	
			First Year	Renewal
50% up to 60% LTV	10	0.30		
	>10-15	0.30		
	>15-20	0.30	N/A	N/A
	>20-25	0.30		
	>25-30	0.30		
50% up to 65% LTV	10	0.45		
	>10-15	0.45		
	>15-20	0.45	N/A	N/A
	>20-25	0.45		
	>25-30	0.45		
50% up to 70% LTV	10	0.60		
	>10-15	0.60		
	>15-20	0.60	N/A	N/A
	>20-25	0.60		
	>25-30	0.60		
50% up to 75% LTV	10	0.75		
	>10-15	0.75		
	>15-20	0.75	N/A	N/A
	>20-25	0.75		
	>25-30	0.75		
50% up to 80% LTV	10	0.90	0.69	0.33
	>10-15	1.25	1.01	0.33
	>15-20	1.53	1.18	0.33
	>20-25	1.70	1.31	0.33
	>25-30	1.83	1.46	0.33

* Table 10 is not applicable to mortgage loans with provisional sale and purchase agreement signed on or after 28 February 2024.

Notes:

1. The mortgage loan amount is capped at 90% of the property purchase price or property valuation (whichever is lower) provided that mortgage insurance cover is made available by one of the Mortgage Insurers to be designated by us and subject to their latest guidelines and final approval.
2. The premium tables above are only applicable to floating rate mortgage loan where the LTV threshold is at 50%/60%/70% with provisional sale and purchase agreement signed before 28 February 2024; and where LTV threshold is at 60%/70% with provisional sale and purchase agreement signed on or after 28 February 2024. For details and premium rates of other mortgage insurance plans, please visit the website of the Mortgage Insurers or ask our staff.



Talk to us now and turn your dream home into reality!

To apply for a mortgage and for more information:

- ◆ Go to our website at <http://www.hsbc.com.hk/mortgages>
- ◆ Call our Mortgage Advice Services Hotline on 2748 8080
- ◆ Visit any HSBC Mortgage Centre or HSBC branch

Note: The above information is for reference only. For full details on the terms and conditions, please contact our HSBC staff.

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