



Property Agents: What Is iCompareLoan Loan Analysis System All About?

By **PEARL LIM**

For property agents, as financing is an essential part of a property purchase for your clients, being able to provide sound and comprehensive home mortgage financing advice will bring you one step closer to selling a property, or helping your clients buy one. By subscribing to our loan analysis system you will be able to enhance your marketability through the professional loan analysis and financing services you can provide.

Our loan reports are only available via our consultants, if you a property buyer or home owner who wants one, email us at loans@PropertyBuyer.com.sg or go [here](#).

iCompareLoan system is the only cloud-based home loan analysis platform in Singapore, and it contains over 100s of the loan packages available in the market. Interest rates and SIBOR/SOR are also regularly updated few times a week. You can generate comprehensive loan reports analysis, with charts and tables for loan packages comparison. In addition, you can also find soft copies of the latest application forms and financial calculators. To make things easier, our system also allows for online submission of loan applications. In a nutshell, it is a one-stop convenience for all your home loan financing needs.

The system is iPad-compatible making navigation through the system, documents uploading and downloading easily done even on an iPad.

A Closer Look at the Features in our System, ...

1. Reports, Analysis

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606



Under this section, you can generate professional-looking and reliable loan reports and SIBOR/SOR charts, quickly and effortlessly. We offer five types of reports:

- a. New Loan Interest Cost Analysis
- b. Refinance Savings Analysis
- c. Loan Package Detail Sheet
- d. Progressive Repayment Detail Sheet
- e. SIBOR/SOR Analysis

The first four reports allow you to compare different home loan packages clearly in the form of charts and tables. You also have the option of including SIBOR/SOR charts for all the reports. After generating the report, you can save it in the system, email it or download it in pdf.

Our system carries home loan packages of all the major banks in Singapore. It allows you to select packages by Buyer Type, Housing Type, Housing Status, Housing Tenure, Lock-in Period, etc. For Housing Status, you can even select loans for completed property or **BUC (Building under Construction)**. Thus you can dispense financing advice even to home buyers making purchases before construction is completed or investors looking to earn a profit from real estate flipping. An example of a loan package selection features is shown in Figure 1.



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

Figure 1

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Bank: All Banks

Package Type: Fixed PegToBoardRate Sibor Sor Mixed

Applicable Buyer Type: Individual Company

Applicable Housing Type: HDB Flat BTO DBSS EC Apt
 Condo Landed Retail Office Industrial

Applicable Housing Status: RUC Completed

Applicable Housing Tenure: 99 yrs 999 yrs Freehold 60 yrs 30 yrs

Lock in Period: 0 year(s) to 5 year(s)

Priority Banking Holder Only: No

Special Packages Only: No

Will I These Benefits Only: Deposit Offset Cash Rebate Penalty Subsidy

Loan To Value Type: New Loan Refinance Reti+Term Loan Term Loan

Loan To Value Range: 0 % to 90 %

Client Loan Amount*: S\$ 3000000
Used to compare against the min loan amount required in the packages

Order By: Latest updated packages

Search Reset

Optimized by www.ImageOptimizer.net

a. New Loan Interest Cost Analysis

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



This report will help your clients make comparison of the interest and principal payments, for the first loan year up to the fifth, across different loan packages, up to a maximum of nine at a time.

Figure 2 shows an example.

Figure 2

Interest Cost Analysis:



b. Refinance Savings Analysis

[Join us](#) | [Login for Financial Advisors](#) |

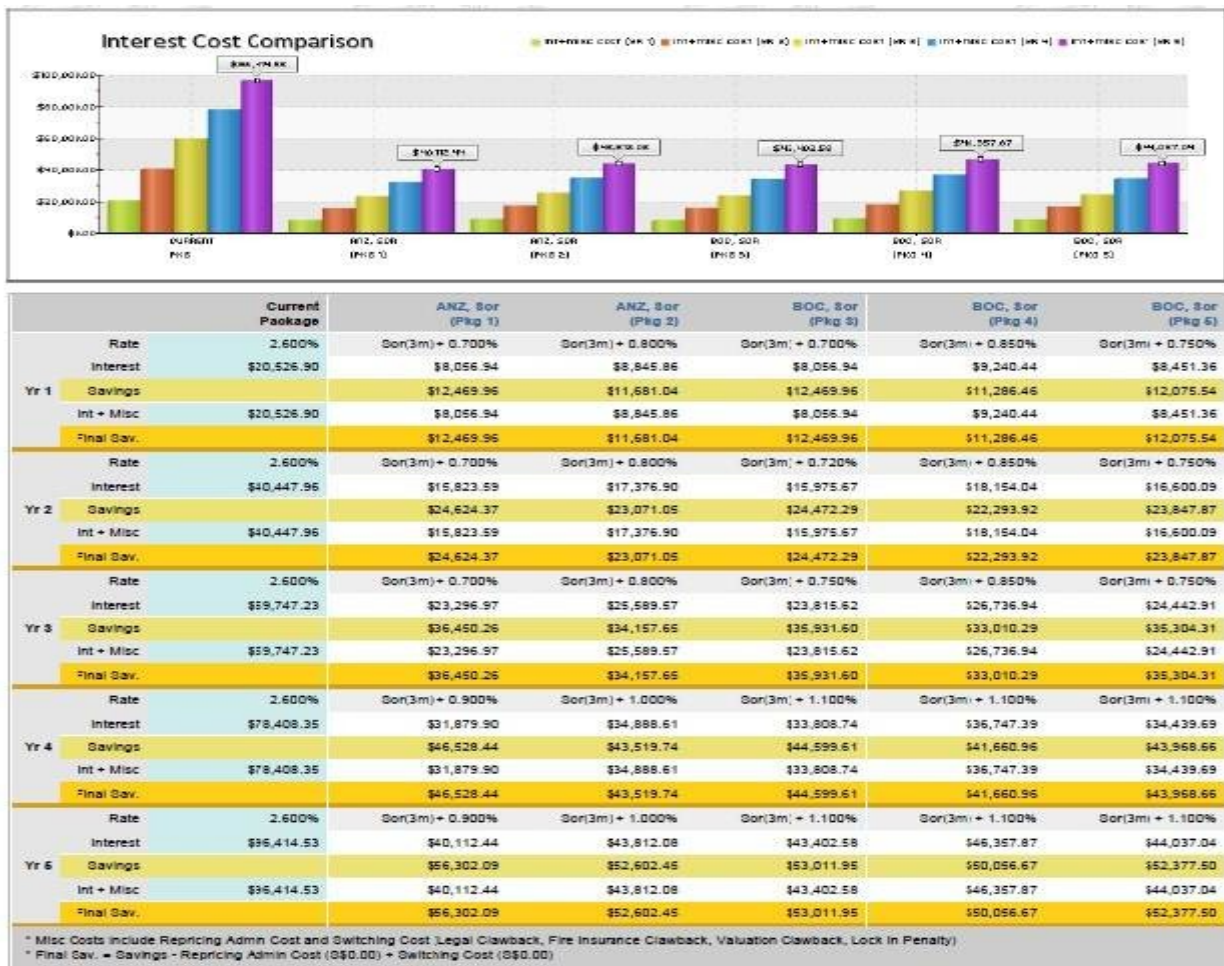
SMS us at +65 – 9782 - 8606



You can also help property owners who wish to refinance their current loans with a “Refinance Savings” report. The cost savings may empower them to make another property purchase, and you will be the agent they turn to in their property hunt.

In this report, the interest cost saving for switching from the current package (**including BUC loans**) to another is tabulated clearly, allowing you to compare up to eight different loan packages. As seen in Figure 3.

Figure 3



c. Loan Package Detail Sheet

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606



Here, you can help your clients compare and contrast various loan packages through a table detailing the package features, such as eligibility, interest rate, the lock-in clawback, subsidy, loan-to-value ratio, etc. See Figure 4.

Figure 4



| | DBS, Sbor (Pkg 1) | HSBC, Sbor (Pkg 2) |
|-------------------------------|--|--|
| Year 1 | <u>1.48750%</u> > Sbor(3m): 0.37750% > Spread: 1.11000% | <u>1.26125%</u> > Sbor(1m): 0.31125% > Spread: 0.95000% |
| Year 2 | <u>1.48750%</u> > Sbor(3m): 0.37750% > Spread: 1.11000% | <u>1.26125%</u> > Sbor(1m): 0.31125% > Spread: 0.95000% |
| Year 3 | <u>1.48750%</u> > Sbor(3m): 0.37750% > Spread: 1.11000% | <u>1.26125%</u> > Sbor(1m): 0.31125% > Spread: 0.95000% |
| Year 4 | <u>1.62750%</u> > Sbor(3m): 0.37750% > Spread: 1.25000% | <u>1.56125%</u> > Sbor(1m): 0.31125% > Spread: 1.25000% |
| Year 5 | <u>1.62750%</u> > Sbor(3m): 0.37750% > Spread: 1.25000% | <u>1.56125%</u> > Sbor(1m): 0.31125% > Spread: 1.25000% |
| Onwards | <u>1.62750%</u> > Sbor(3m): 0.37750% > Spread: 1.25000% | <u>1.56125%</u> > Sbor(1m): 0.31125% > Spread: 1.25000% |
| Housing Type | HBDEACL | HEACL |
| Housing Status | C | C |
| Look In | * No Lock In | * No Lock In |
| Eligibility | * Maximum age is 65 years old * Minimum income is S\$2,500 * Minimum loan amount is S\$100,000 * DBS age limit is 75, but Loan to value will reduce due to MAS regulation. HDB cannot do term loan. | * Maximum age is 65 years old * Minimum income is S\$2,500 * Minimum loan amount is S\$800,000 * Bundle Condition - Customer must 1) Establish NEW Time Deposit of min S\$ 25k for min 3mths upon Loan Drawdown "OR" Apply HSBC Credit Card Max age is 75, but LTV will reduce due to MAS regulation. Refinancing will be capped as 35 years. |
| Loan To Value | * LTV for new loan is 80.00% * LTV for refinance is 80.00% * LTV for refinance + term loan is 70.00% * LTV for term loan is 70.00% | * LTV for new loan is 80.00% * LTV for refinance is 80.00% * LTV for refinance + term loan is 70.00% * LTV for term loan is 70.00% |
| Loan Features | * Minimum 5 Years Loan Period. Applicable For Non-Deferred Payment Scheme. | * SIMPLE Refinance process 1. Application form 2. I/c 3. and loan amount Full docs not Required for Refinance Requires original Letter of offer to ascertain max loan tenure does not exceed 35 years. |
| Subsidy | * Renovations loans as low as 4.38% p.a | - |
| Special Subsidy | - | - |
| Penalty & Clawback | * Cancellation fee is 1.50% | * 1.50% cancellation fee on cancellation/dispursed loan amount. * Cancellation fee is 1.50% |

* Housing Types - HDB(H), Flat(F), BTO(B), DBSS(D), EC(E), Apt(A), Condo(C), Landed(L), Retail(R), Office(O), Industrial(I)
 * Housing Status - BUC(B), Completed(C)

Amortization tables, for each package is also given, which show a detailed breakdown of the

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



monthly and yearly principal, interest, balance for the first 5, 10, 15, 20 years or total duration of the loan. See Figure 5.

Figure 5

| Development Bank of Singapore, Sibor (Pkg 1) | | | | | | | | |
|--|---------------------|------------------------|-----------------------|-----------------------|----------------------|----------------------------|---------------------------|---------------|
| Year | Monthly Installment | Principal Paid Monthly | Interest Paid Monthly | Principal Paid Yearly | Interest Paid Yearly | Principal Paid Accumulated | Interest Paid Accumulated | Balance |
| 1 | S\$3,445.21 | S\$2,220.72 | S\$1,224.48 | S\$26,648.68 | S\$14,693.80 | S\$26,648.68 | S\$14,693.80 | S\$973,351.32 |
| 2 | S\$3,445.21 | S\$2,253.98 | S\$1,191.22 | S\$27,047.79 | S\$14,294.69 | S\$53,696.48 | S\$28,988.50 | S\$946,303.52 |
| 3 | S\$3,445.21 | S\$2,287.74 | S\$1,157.47 | S\$27,452.88 | S\$13,889.60 | S\$81,149.36 | S\$42,878.10 | S\$918,850.64 |
| 4 | S\$3,506.43 | S\$2,277.18 | S\$1,229.25 | S\$27,326.15 | S\$14,751.06 | S\$108,475.51 | S\$57,629.15 | S\$891,524.49 |
| 5 | S\$3,506.43 | S\$2,314.52 | S\$1,191.92 | S\$27,774.22 | S\$14,302.99 | S\$136,249.73 | S\$71,932.15 | S\$863,750.27 |
| 30 | S\$3,506.43 | S\$3,475.72 | S\$30.72 | S\$41,708.61 | S\$368.60 | S\$1,000,000.00 | S\$260,112.14 | S\$0.00 |

| Hongkong and Shanghai Banking Corporation, Sibor (Pkg 2) | | | | | | | | |
|--|---------------------|------------------------|-----------------------|-----------------------|----------------------|----------------------------|---------------------------|---------------|
| Year | Monthly Installment | Principal Paid Monthly | Interest Paid Monthly | Principal Paid Yearly | Interest Paid Yearly | Principal Paid Accumulated | Interest Paid Accumulated | Balance |
| 1 | S\$3,337.80 | S\$2,300.03 | S\$1,037.78 | S\$27,600.32 | S\$12,453.31 | S\$27,600.32 | S\$12,453.31 | S\$972,399.68 |
| 2 | S\$3,337.80 | S\$2,329.20 | S\$1,008.60 | S\$27,950.45 | S\$12,103.18 | S\$55,550.77 | S\$24,556.50 | S\$944,449.23 |
| 3 | S\$3,337.80 | S\$2,358.75 | S\$979.05 | S\$28,305.02 | S\$11,748.61 | S\$83,855.78 | S\$36,305.11 | S\$916,144.22 |
| 4 | S\$3,467.14 | S\$2,291.55 | S\$1,175.59 | S\$27,498.55 | S\$14,107.08 | S\$111,354.33 | S\$50,412.20 | S\$888,645.67 |
| 5 | S\$3,467.14 | S\$2,327.58 | S\$1,139.56 | S\$27,930.95 | S\$13,674.68 | S\$139,285.28 | S\$64,086.87 | S\$860,714.72 |
| 30 | S\$3,467.14 | S\$3,437.99 | S\$29.14 | S\$41,255.91 | S\$349.72 | S\$1,000,000.00 | S\$243,512.88 | S\$0.00 |

d. Progressive Repayment Detail Sheet

We also have a report devoted solely to **BUC loans**. Here, you can help clients to buy their dream home and secure financing for it, way before the property is ready.

This report tabulates the disbursed ratio, interest rate, etc. at each stage of the construction. See Figure 6.

Figure 6

Oversea-Chinese Banking Corporation, Sibar (Pkg 1)

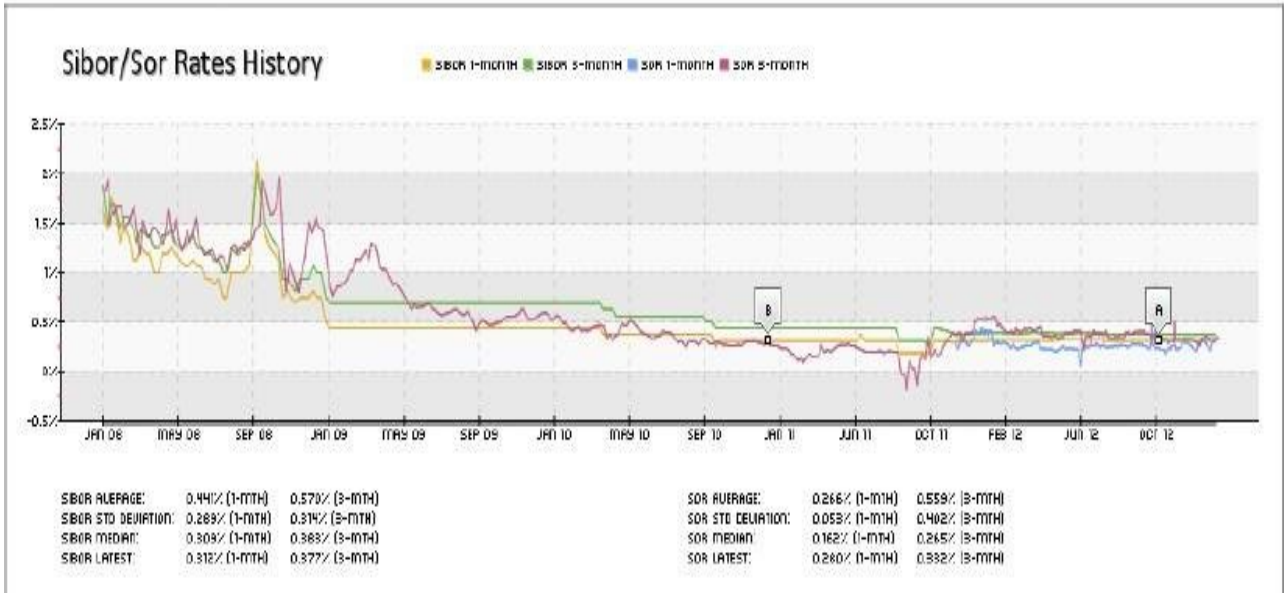
| Stage | Month | Rate | Disbursed Ratio | Disbursed Balance | Installment | Interest | Principal |
|--|-------|--------|-----------------|-------------------|-------------|-------------|-------------|
| Completion of Foundation | 1 | 1.179% | 10% | S\$250,000.00 | S\$962.60 | S\$245.66 | S\$716.94 |
| Completion of Superstructure | 7 | 1.179% | 10% | S\$495,687.80 | S\$1,942.09 | S\$487.08 | S\$1,455.00 |
| Completion of Brick Wall | 13 | 1.179% | 5% | S\$611,936.31 | S\$2,440.63 | S\$601.31 | S\$1,839.32 |
| Completion of Ceiling/Roofing | 17 | 1.179% | 5% | S\$729,568.17 | S\$2,945.26 | S\$716.90 | S\$2,228.35 |
| Completion of Electrical Wiring/Plumbing | 21 | 1.179% | 5% | S\$845,641.61 | S\$3,456.13 | S\$830.96 | S\$2,625.17 |
| Completion of Roads/Cars Parks/Drainage | 25 | 1.179% | 5% | S\$960,125.44 | S\$3,973.44 | S\$943.46 | S\$3,029.98 |
| Issuance of Temporary Occupation Permit | 29 | 1.179% | 25% | S\$1,572,987.64 | S\$6,593.09 | S\$1,545.68 | S\$5,047.41 |
| Certificate of Statutory Completion | 40 | 1.561% | 15% | S\$1,892,844.39 | S\$8,557.04 | S\$2,452.67 | S\$6,095.17 |

e. SIBOR/SOR Analysis

Finally, we have the 1-, 3-, 6- and 12-month SIBOR (SOR) from July 1997 (2006). All the rates, along with labels for significant events, can be depicted beautifully in charts to allow you to identify trends at a glance. See Figure 7.

Figure 7

Sibor, Sor Rates Analysis:



| Label | Date | Event |
|-------|-------------|--|
| A | 11 Oct 2012 | Tender closing for hotel or commercial & residential site at Victoria Street / Jalan Sultan |
| B | 10 Jan 2011 | Final Tender Results for Sale of land at Yuan Ching Road for Public Housing Development under the Design, Build & Sell Scheme (DBSS) |

2. Forms

Stored in our system are 36 loan application forms for most of the financing institutions, this facilitates the loan application process.

3. Loan Cases

Prefer an online application? You can make the loan submission directly to the financing institution via our system. All you have to do is to fill in an online form and upload your clients' documents.

As seen in Figure 8.

Figure 8



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Please fill in the loan case detail:

| | | | | | | |
|---------------|-------|----------------------|-------------|-------------|-------|----------------------|
| Borrower (1) | Name* | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Borrower (2) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Borrower (3) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Borrower (4) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Mortgagor (1) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Mortgagor (2) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Mortgagor (3) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |
| Mortgagor (4) | Name | <input type="text"/> | Nationality | Singaporean | IC No | <input type="text"/> |

Loan Amount: S\$

Loan Period: year(s)

Property Address:

Property Transact Price: S\$

Housing Type:

Housing Status:

Financial Commitments:

Car Loans:

Other Housing Loans:

Personal Loans:

Other Loans:

Credit Status (Any known):

Documents (Max 10 docs):

Attach docs from your device

Reports:

Attach report from 'Saved Reports'

All the reports are hidden from associated banker

Loan Packages:

Irrelevant loan packages are hidden from associated banker



Not ready to submit? You can save the cases in our system and come back to it at a later time.

4. Calculators

Our system also provides 5 calculators to help you make all the necessary financial calculation for a housing mortgage loan.

- a. Affordability Calculator
- b. Mortgage Payment
- c. Housing Payment
- d. Investment
- e. Interest Rate Sensitivity

5. Events

Finally, succinct summaries of financial events from 2007, which you can insert into any of the reports.

For advice on a new loan, go [here](#).

For refinancing advice, go [here](#).

Read more articles at

PropertyBuyer.com.sg/articles

SingaporeHomeLoan.net/blog/

iCompareLoan.com/resources/category/faq/

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



About iCompareLoan Mortgage Consultants

[*iCompareLoan Mortgage Consultants*](#) is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

We also help [property buyers](#) in their buying process by helping them avoid pitfalls from unscrupulous property agents. (We are not property agents, therefore there is no conflict of interests.)

We also developed a [proprietary home loan reporting tool](#) which provides amongst other things, 23 years SIBOR history as well as 6 years worth of SOR.

Our Services: -

Home Loans

Commercial Loans

Refinance Home Loan

* Mortgage Insurance

* Investment Planning

* Portfolio Allocation

* Retirement Planning

* Provided by our associates who are MAS licensed financial advisors.

Why use iCompareLoan Mortgage Consultants?

Our service is free as banks pay us a commission upon loan deals completion. Banks in turn save on staffing cost as we are not on their payroll.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

Contact us: -

Email: loans@PropertyBuyer.com.sg

Tel: 6100 – 0608

SMS: 9782 – 8606

URL: www.iCompareLoan.com/

www.PropertyBuyer.com.sg/mortgage

www.SingaporeHomeLoan.net

Join as mortgage consultant: www.iCompareLoan.com/consultant

Start a Mortgage Franchise: www.PropertyBuyer.com.sg/mortgage/franchise

Check if you qualify to join us: [Career at Property Buyer](#)

GUEST WRITERS - Do write in at loans@propertybuyer.com.sg (Researchers with the ability to write in the Singapore perspective preferred)

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance