



# MAS and Financial Industry Support Measures

Supporting Individuals and SMEs Affected by COVID-19



## FOR INDIVIDUALS

### Helping You Ease Your Cashflow

#### Defer Loan Repayment

The loan tenure may be extended by up to the corresponding deferment period. Your credit score will not be affected.

##### **Residential Property Loans**

- You may apply to your lender to defer either (i) principal payment or (ii) both principal and interest payments up to 31 December 2020.
- Interest will accrue only on the deferred principal amount.

##### **[NEW] Commercial and Industrial Property Loans**

- You may apply to your lender to defer principal payment up to 31 December 2020.

##### **[NEW] Renovation and Student Loans**

- You may apply to your lender to defer both principal and interest payments up to 31 December 2020.
- Interest will accrue only on the deferred principal amount.

#### Premium Payments for Life and Long-Term Health Insurance

- You may apply to your insurer to defer premiums for your life and long-term health insurance policies for up to six months.
- Only policies with renewal or premium due date between 1 April to 30 September 2020 are eligible.

#### Flexible Instalment Plans for General Insurance

- You may apply to your insurer to pay for your general insurance premiums (e.g. for property and vehicles) in instalments.

##### **[NEW] Mortgage Equity Withdrawal Loans (MWLs) Granted after 6 April 2020**

- You may apply to your lender to defer either (i) principal payment or (ii) both principal and interest payments up to 31 December 2020.
- Interest will accrue only on the deferred principal amount.
- Property loan rules for obtaining new MWLs (e.g. total debt servicing ratio and loan-to-value limits) continue to apply.
- MWLs granted prior to this can apply for relief under the above Residential, Commercial and Industrial property loan measures.

##### **[NEW] Motor Vehicle Loans and Hire-Purchase Agreements**

- You may approach your lender to discuss suitable repayment plans.

#### Extend Loan Tenure

##### **[NEW] Debt Consolidation Plans**

- You may apply to your lender to extend your loan tenure for up to 5 years.

■ The **Total Debt Servicing Ratio does not apply** when you:

- Apply for property loan payment deferment.
- Refinance owner-occupied and investment property loans.
- Take up new mortgage equity withdrawal loans if the LTV ratio does not exceed 50%.
- Take up unsecured credit facilities such as credit cards and personal loans.



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## FOR INDIVIDUALS

### Helping You Reduce Your Debt

#### **[NEW] Easier Refinancing or Repricing of Investment Property Loans**

- You may apply to refinance or reprice your loan, without being subject to the total debt servicing ratio (TDSR) and mortgage servicing ratio (MSR), up to 31 December 2020.
- If you do not meet TDSR and MSR, you will not need to commit to a debt repayment plan.
- Subsequent applications to defer repayments will be assessed on a case-by-case basis.

#### **Lower Interest on Personal Unsecured Credit**

- You may apply to your lender to convert your outstanding balances on credit cards or revolving credit lines to a lower interest term loan, by 31 December 2020.
- Effective interest rate capped at 8% and tenure is up to five years.

### Ensuring Your Access to Basic Banking Services

#### **[NEW] Waiver of Retail Bank Account Fees**

- You may apply to your lender to waive fall-below service fees or failed GIRO deduction charges up to 31 December 2020.



## FOR SMEs

### Helping You Manage Your Cashflow

#### **Defer Payment of Principal on Secured SME Loans**

- You may apply to your lender to defer principal repayment of your SME's loan up to 31 December 2020.
- The loan term may be extended by up to the corresponding principal deferment period.

#### **Lower Interest on SME Loans**

- Banks and finance companies may apply for MAS funding for new loans supported under Enterprise Singapore's SME Working Capital Loan and Temporary Bridging Loan schemes.
- SMEs to apply to participating banks and finance companies to benefit from lower borrowing rates for loans through these ESG loan schemes<sup>^</sup>.

<sup>^</sup>Visit [www.enterprisesg.gov.sg](http://www.enterprisesg.gov.sg) for more information

### Helping Your Business Stay Insured

#### **Assistance with Insurance Premium Payment**

- You may apply to your insurer to pay in instalments your company's general insurance premiums (e.g. property and vehicles).

■ The **Total Debt Servicing Ratio** does not apply to:

- Businesses\* that take up property loans.
- Sole proprietors that apply to defer payment of their secured property loans.

*\*Including corporations, limited liability partnerships, and partnerships*

! Further conditions may apply for all support measures. Please refer to [www.mas.gov.sg/covid-19](http://www.mas.gov.sg/covid-19) for details and eligibility criteria (if any).

! You should keep in mind that payment deferrals and loan tenure extensions will result in higher total interest costs over the course of the loan. You should only defer payments or extend loan tenure if you need to.

! Due to safe distancing measures in place, you should contact your lender over the phone or the internet instead of visiting their branches or offices:

**Banks:**

[www.abs.org.sg/consumer-banking/sfrp](http://www.abs.org.sg/consumer-banking/sfrp)

**Life insurance companies:**

[www.lia.org.sg/about-us/member-companies/](http://www.lia.org.sg/about-us/member-companies/)

**General insurance companies:**

[www.gia.org.sg/consumers/about/member-directory.html](http://www.gia.org.sg/consumers/about/member-directory.html)