

FAQ: Union Mortgage

- **What is the normal time required for disbursement of Union Mortgage Loan ?**

Answer: It takes only 7 working days to get the Mortgage Loan sanctioned from Union Bank of India after submission of requisite documents and papers.

- **What is EBLR ?**

Answer: EBLR stands for external benchmark lending rate. Union bank of India has adopted Repo Rate as the External benchmark to link its floating rate home loans with effect from 01.10.2019.

- **When will my interest Rate changes under EBLR regime ?**

Answer: The interest rate Change at quarterly interval on 1st day of calendar quarter subsequent to the change in RBI's repo rate.

- **How do I make a Union Mortgage Loan Application ?**

Answer:-You could collect an application form from our nearest branch or simply [download](#) it from our website and submit it along with [documents](#) and the Processing fees Cheque at any Union bank of India Branch. Alternatively you have the option to make [online application](#) on our website.

- **How will Union Bank of India decide the loan amount I am eligible for ?**

Answer- We will determine [loan Eligibility](#) largely by your income and repayment capacity. Other important factors include your age, co-applicant's income, margin offered by you, continuity of occupation and Credit Information Bureau (CIBIL/Experian etc.) track record.

- **Is it mandatory to buy insurances policy with Mortgage loan ?**

Answer: For a borrower to understand the same better, there are two types of insurance covers available for Mortgage Loan:

- ✓ **Property Insurance:** In order to safeguard the Bank's interest against any loss to the Property caused by unpredictable damages and natural disasters, insurance cover is **mandatory**. Property insurance policy should cover the structure as well as its contents or possessions.
- ✓ **Liability Insurance or Life Insurance:** This is **optional** and purely at the discretion of the Borrower. However it is always advisable to get a liability/life insurance cover so that family members don't suffer in case of any unfortunate event. For the benefit of the borrowers, one time Liability Insurance premium can be added in the cost of the property so that the burden can be reduced. Further, Bank also have tied-up with various Insurance Providers so that suitable products can be available to its customers with reasonable premium.

- **What does market value of the property mean?**

Answer- Market value refers to the estimated amount that is expected to be fetched on the property as per the prevailing market conditions.

- **What does encumbrance refer to?**

Answer- Encumbrance on a property refers to claims or charges on the property due to liabilities such as unpaid loans and bills. It is critical that during your home search you consider properties which are free of encumbrances of any sort.

- **Can i apply for a loan from Union Bank of India to repay a Mortgage Loan availed by me from another bank/ housing finance company?**

Answer- Yes, you can apply for a loan to us for repaying a Mortgage Loan availed by you from another Bank/ housing Finance. For more details Contact our Nearest Branch/Office.