

Rate of Interest of Retail Lending Schemes Updated on 28.05.2024

EBLR as on 11-12-2023 is 9.25%; i.e. RBI Repo Rate (6.50%) + Spread (2.75%)

1. UNION HOME / AWAS / Repair & Renovation:

A. Floating rate:

The approved rate of interest will be effective for all new Union Home and Union Awas loan customers (including switchover from other Benchmark, viz. MCLR / Base Rate / BPLR to EBLR)

Loan Amount	CIC Score	LTV	Government / PSU Employees
Irrespective of the loan amt	750 and above		EBLR - 0.90% = 8.35%

Loan amount	LTV	CIC Score	Applicable ROI category wise			
			Salaried/ Professional		Non-Salaried	
			Male	Female*	Male	Female*
Irrespective of Loan amount	As per quantum wise LTV Norms	800 & above	EBLR-0.90% = 8.35%			
		750 to 799	EBLR-0.75% = 8.50%			
		From 700 to 749 (Including -1 & 1 to 5)	EBLR-0.10% = 9.15%	EBLR-0.15% = 9.10%	EBLR = 9.25%	EBLR-0.05% = 9.20%
		From 650 to 699	EBLR+0.20% = 9.45%	EBLR+0.15% = 9.40%	EBLR+0.25% = 9.50%	EBLR+0.20% = 9.45%
		From 600 to 649	EBLR+1.00% = 10.25			
		Below 600	EBLR+1.50% = 10.75			

* The above benefit will be applicable, if the house is singly/jointly owned by female borrower.

B. Fixed Rate (for maximum 5 years)

Loan Amount	Rate of Interest
Upto Rs.30 Lakh	11.40%
Above Rs.30 Lakh to Rs.50.00 Lakh	12.40%
Above Rs.50 lakh to Rs.200 Lakh	12.65%

2. SMART SAVE:

Loan Amount	CIC Score	LTV	Salaried/Professional		Non-Salaried	
			Male	Female*	Male	Female*
Up to 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.30%			
		>80&<=90				
	From 700 to 749	<=80	EBLR + 0.30% = 9.55%	EBLR + 0.25% = 9.50%	EBLR + 0.35% = 9.60%	EBLR + 0.30% = 9.55%
		>80&<=90	EBLR + 0.35% = 9.60%	EBLR + 0.30% = 9.55%	EBLR + 0.40% = 9.65%	EBLR + 0.35% = 9.60%
	From 650 to 699	<=80	EBLR + 0.40% = 9.65%	EBLR + 0.35% = 9.60%	EBLR + 0.45% = 9.70%	EBLR + 0.40% = 9.65%
		>80&<=90	EBLR + 0.45% = 9.70%	EBLR + 0.40% = 9.65%	EBLR + 0.50% = 9.75%	EBLR + 0.45% = 9.70%
	From 600 to 649	<=80	EBLR + 0.95% = 10.20%			
		>80&<=90				
	Below 600	<=80	EBLR + 1.45% = 10.70%			
		>80&<=90				
Above 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.30%			
		>80&<=90				
	From 700 to 749	<=80	EBLR + 0.40% = 9.65%	EBLR + 0.35% = 9.60%	EBLR + 0.45% = 9.70%	EBLR + 0.40% = 9.65%
		>80&<=90	EBLR + 0.45% = 9.70%	EBLR + 0.40% = 9.65%	EBLR + 0.50% = 9.75%	EBLR + 0.45% = 9.70%
	From 650 to 699	<=80	EBLR + 0.50% = 9.75%	EBLR + 0.45% = 9.70%	EBLR + 0.55% = 9.80%	EBLR + 0.50% = 9.75%
		>80&<=90	EBLR + 0.55% = 9.80%	EBLR + 0.50% = 9.75%	EBLR + 0.60% = 9.85%	EBLR + 0.55% = 9.80%
	From 600 to 649	<=80	EBLR + 1.10% = 10.35%			
		>80&<=90				
	Below 600	<=80	EBLR + 1.65% = 10.90%			
		>80&<=90				

* The above benefit will be applicable, if the house is singly/jointly owned by female borrower.

3. COMMERCIAL REAL ESTATE -

a) Residential Housing (CRE-RH) 3rd House:

Loan Amount	CIC Score	LTV	Government / PSU Employees
Irrespective of the loan amt	750 and above		EBLR - 0.65% = 8.60%

Loan amount	LTV	CIC Score	Applicable ROI category wise			
			Salaried/ Professional		Non-Salaried	
			Male	Female*	Male	Female*
Irrespective of Loan amount	As per quantum wise LTV Norms	800 & above	EBLR-0.65% = 8.60%			
		750 to 799	EBLR-0.50% = 8.75%			
		From 700 to 749 (Including -1 & 1 to 5)	EBLR+0.15% = 9.40%	EBLR+0.10% = 9.35%	EBLR+0.25% = 9.50%	EBLR+0.20% = 9.45%
		From 650 to 699	EBLR+0.45% = 9.70%	EBLR+0.40% = 9.65%	EBLR+0.50% = 9.75%	EBLR+0.45% = 9.70%
		From 600 to 649	EBLR+1.25% = 10.50%			
		Below 600	EBLR+1.75% = 11.00%			

b) Residential Housing (CRE-RH) 4th House onwards:

Loan Amount	CIC Score	LTV	Government / PSU Employees
Irrespective of the loan amt	750 and above		EBLR - 0.15% = 9.10%

Loan amount	LTV	CIC Score	Applicable ROI category wise			
			Salaried/ Professional		Non-Salaried	
			Male	Female*	Male	Female*
Irrespective of Loan amount	As per quantum wise LTV Norms	800 & above	EBLR-0.15% = 9.10%			
		750 to 799	EBLR = 9.25%			
		From 700 to 749 (Including -1 & 1 to 5)	EBLR+0.65% = 9.90%	EBLR+0.60% = 9.85%	EBLR+0.75% = 10.00%	EBLR+0.70% = 9.95%
		From 650 to 699	EBLR+0.95% = 10.20%	EBLR+0.90% = 10.15%	EBLR+1.00% = 10.25%	EBLR+0.95% = 10.20%
		From 600 to 649	EBLR+1.75% = 11%			
		Below 600	EBLR+2.25% = 11.50%			

* The above benefit will be applicable, if the house is singly/jointly owned by female borrower.

4. UNION VEHICLE LOAN:

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4-Wheeler	800 & Above	EBLR	-0.45%	8.80%
	From 750 - 799	EBLR	-0.25%	9.00%
	From 731 - 749	EBLR	0.20%	9.45%
	From 700-730 & -1 & 1 to 5	EBLR	0.50%	9.75%
	From 650-699	EBLR	1.00%	10.25%
	below 650	EBLR	1.20%	10.45%
New 2-Wheeler	700 & above	EBLR	3.10%	12.35%
	below 700	EBLR	3.20%	12.45%
Old 4 - Wheeler (Not older than 3 years)	700 & above	EBLR	3.60%	12.85%
	below 700	EBLR	3.70%	12.95%

** The above rate of interest shall also be applicable in case of SRLGE Schemes

4.1 UNION GREEN VEHICLE LOAN :

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4-Wheeler	800 & Above	EBLR	-0.55%	8.70%
	From 750 - 799	EBLR	-0.35%	8.90%
	From 731 - 730	EBLR	0.10%	9.35%
	From 700-730 & -1 & 1 to 5	EBLR	0.30%	9.55%
	From 650-699	EBLR	0.80%	10.05%
	below 650	EBLR	1.00%	10.25%
New 2-Wheeler	700 & above	EBLR	2.90%	12.15%
	below 700	EBLR	3.00%	12.25%

** The above rate of interest shall also be applicable in case of SRLGE Schemes

5. UNION EDUCATION:

Covered under CGFSEL					
Quantum of loan	Reference Rate (D)	Premium		Effective ROI	
		For Male Student (E)	For Female Student (F)	For Male Student (D+E)	For Female Student (D+F)
Up to ₹ 7.50 lakh	EBLR	2.00%	2.00%	11.25%	11.25%

Not covered under CGFSEL					
Quantum of loan	Reference Rate (D)	Premium		Effective ROI	
		For Male Student (E)	For Female Student (F)	For Male Student (D+E)	For Female Student (D+F)
Up to ₹ 4.00 lakh	EBLR	3.25%	2.75%	12.50%	12.00%
>₹4.00-₹7.50 lakh	EBLR	3.00%	2.50%	12.25%	11.75%
Above ₹ 7.50 lakh	EBLR	2.10%	1.60%	11.35%	10.85%

6. UNION EDUCATION PREMIER ABROAD:

Quantum of Loan	Rate of Interest	Effective ROI
Upto Rs. 40 Lakh	EBLR + 0.50% (without Collateral)	9.75%
Up to Rs.150.00 Lakh	EBLR+0.25% (50% Up to <100% Collateral)	9.50%
	100% and above collateral @ EBLR	9.25%

7. UNION EDUCATION- SPECIAL SCHEME FOR PREMIER MEDICAL INSTITUTES: MEDICOS

Quantum of Loan	Rate of Interest	Effective ROI
Upto Rs. 40 Lakh	EBLR + 1.00% (without Collateral)	10.25%
Up to Rs.200.00 Lakh	EBLR+0.75% (50% Up to <100% Collateral)	10.00%
	100% and above collateral @ EBLR	9.25%

8 A. Union Education Scheme: Tier I Premier Management & Technical Institutes:

Scheme	Rate of Interest	Effective ROI
Tier I Premier Management & Technical Institutes for Indian Institutes of Technology (IITs)- Tier I Category 'A' IITs	EBLR - 1.15%	8.10%
Tier I Category 'A' - Other Institutes	EBRL - 0.70%	8.55%
Tier I Category 'B' Institutes	EBLR	9.25%

8 B. Special scheme for students of Tier-II Management & Technical Institutes

Special scheme for students of Tier-II Management & Technical Institutes		
Tier II Institutes for Male Student	EBLR + 1.75%	11.00%
Tier II Institutes for Female/SC/ST/Minority Students	EBLR +1.25%	10.50%

9.A. UNION EDUCATION-SPECIAL EDUCATION LOAN SCHEME:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
<u>Category 'A' Institutes (19 IIMs)</u> (IIM Ahmedabad, IIM Bengaluru, IIM Kozhikode, IIM Calcutta, IIM Lucknow, IIM Indore, IIM Raipur, IIM Rohtak, IIM Udaipur, IIM Kashipur, IIM Tiruchirapally, IIM Ranchi, IIM Mumbai, IIM Shillong, IIM Jammu, IIM Nagpur, IIM Amritsar, IIM Bodhgaya, IIM Sirmaur)	EBLR	-1.15%	8.10%
<u>Category 'B' Institutes (2 IIMs)</u> (IIM Vishakhapatnam, IIM Sambalpur)	EBLR	-0.90%	8.35%
<u>Category 'C' Institutes</u>			
XLRI Jamshedpur	EBLR	-1.15%	8.10%
MDI Gurgaon	EBLR	-0.70%	8.55%

9.B. UNION EDUCATION-SPECIAL EDUCATION LOAN SCHEME for EXECUTIVES COURSE:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Special Education Loan Scheme for Executives' Courses			
Post Graduate Programme in Management for Executives (PGPX) - IIM, Ahmedabad	EBLR	0.10%	9.35%
Post Graduate Programme in Management for Working Executives (PGPMX) - IIM, Indore	EBLR	0.10%	9.35%
Post Graduate Programme in Management for Working Executive (PGPWE) - IIM, Lucknow (Noida Campus)	EBLR	0.10%	9.35%
International Programme in Management for Executives (IPMX) One Year MBA - IIM, Lucknow (Noida Campus)	EBLR	0.10%	9.35%
Executive Post Graduate Programme in Management (EPGP) - IIM, Bangalore	EBLR	0.10%	9.35%
Master of Business Administration for Executives (MBAEx) - IIM, Calcutta	EBLR	0.10%	9.35%
Post Graduate Programme for Executives (PGPEX) - IIM, Shillong	EBLR	0.10%	9.35%
e-Post Graduate Diploma in Advanced Business Analytics (ePGD-ABA) [Name changed from Post Graduate Programme in Advanced Business Analytics (PGP-ABA)] - IIM, Ahmedabad	EBLR	0.25%	9.50%
MBA Programme for working executives. [Name changed from Executive Post Graduate Programme in Management (EPGP)] - IIM, Kozhikode	EBLR	0.75%	10.00%
MBA Programme for working executive - IIM, Jammu	EBLR	0.75%	10.00%
Executive Post Graduate Programme in Management (ePGP) - IIM, Raipur	EBLR	0.75%	10.00%

10 UNION EDUCATION LOAN FOR ISB STUDENT:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Post Graduate Programme in Management (PGPM)	EBLR	-1.10%	8.15%
Post Graduate Programme in Management for working Professionals (PGP-PRO) - Upto Rs. 20.00 lakhs	EBLR	-1.10%	8.15%
Post Graduate Programme in Management for working Professionals (PGP-PRO) - Above Rs. 20.00 lakh	EBLR	-0.80%	8.45%
Post Graduate Programme in Management for Senior Executives (PGPMAX) - Upto Rs. 20.00 lakhs	EBLR	-1.10%	8.15%
Post Graduate Programme in Management for Senior Executives (PGPMAX) - Above Rs. 20.00 lakh	EBLR	-0.80%	8.45%

11. UNION EDUCATION - SKILL DEVELOPMENT:

Quantum of loan	Reference Rate (D)	Premium		Effective ROI	
		For Male Student (E)	For Female Student (F)	For Male Student (D+E=G)	For Female Student (D+F=H)
Skill Development Loan without deviation to be covered under CGFSSD	EBLR	1.50%	1.50%	10.75%	10.75%
Skill Development Loan with deviation if any & not covered under CGFSSD	EBLR	3.25%	2.75%	12.50%	12.00%

12. UNION MORTGAGE:

Type of Property	CIC score	Reference Rate (D)	Premium(E)	Effective ROI (D+E=F)
Residential Property (Self occupied/tenanted); Excluding Open Plots	800 & Above	EBLR	1.30%	10.55%
	750 to 799	EBLR	1.50%	10.75%
	700 to 749 -1 & 1 to 5	EBLR	2.30%	11.55%
	Below 700	EBLR	3.10%	12.35%
Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.70%	10.95%
	750 to 799	EBLR	1.90%	11.15%
	700 to 749 -1 & 1 to 5	EBLR	2.70%	11.95%
	Below 700	EBLR	3.60%	12.85%
Non-Residential property which are not self-occupied like Hospital Leased to third Parties, Multi-tenanted Commercial Building;- Excluding Open plots.	800 & Above	EBLR	2.15%	11.40%
	750 to 799	EBLR	2.35%	11.60%
	700 to 749 -1 & 1 to 5	EBLR	2.95%	12.20%
	Below 700	EBLR	3.85%	13.10%

13. UNION MORTGAGE PLUS:

- 0.75% above the ROI of Home Loan account against which Mortgage Plus loan is extended without factoring concession
- Borrowers with CIBIL Score of below 700 to be charged additional borrower risk premium of 0.10%
- In case of Staff Home loan borrowers, the applicable ROI for Union Mortgage PLUS will be 0.75% above the applicable ROI on the Union Home Loan Scheme.

14. UNION REVERSE MORTGAGE:

Quantum of loan	Rate of Interest (Fixed Rate)
Rs.1.00 Lakhs to Rs.100 Lakhs	11.30%

15. UNION PERSONAL:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Personal - Under Tie-up	700 & above	EBLR	4.10%	13.35%
	below 700	EBLR	4.20%	13.45%
Union Personal - Under Non-Tie-up	700 & above	EBLR	5.10%	14.35%
	below 700	EBLR	5.20%	14.45%
Union Personal- For Non-Salaried Individuals	700 & above	EBLR	6.10%	15.35%
	below 700	EBLR	6.20%	15.45%

16. UNION PROFESSIONAL PERSONAL LOAN SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Professional Personal - Salaried Under Tie-up	700 & above	EBLR	2.50%	11.75%
	below 700	EBLR	2.75%	12.00%
Union Professional Personal - Salaried Under Non-Tie-up	700 & above	EBLR	3.00%	12.25%
	below 700	EBLR	3.25%	12.50%
Union Professional Personal - Non-Salaried	700 & above	EBLR	3.50%	12.75%
	below 700	EBLR	3.75%	13.00%

17. UNION ASHIYANA PERSONAL LOAN SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Ashiyana Personal - Salaried	700 & above	EBLR	2.50%	11.75%
	below 700	EBLR	2.75%	12.00%
Union Ashiyana Personal - Non-Salaried	700 & above	EBLR	3.00%	12.25%
	below 700	EBLR	3.25%	12.50%

18. UNION ASHIYANA OVERDRAFT SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Ashiyana Overdraft - Salaried	700 & above	EBLR	1.70%	10.95%
	below 700	EBLR	2.05%	11.30%
Union Ashiyana Overdraft - Non-Salaried	700 & above	EBLR	1.75%	11.00%
	below 700	EBLR	2.10%	11.35%

19. UNION WOMEN PROFESSIONAL PERSONAL LOAN SCHEMES:

Quantum of loan	CIC Score	Rate of Interest (Salaried)	Effective ROI	Rate of Interest (Non-Salaried)	Effective ROI
Up to Rs.50.00 lakh	700 & above	EBLR + 2.10%	11.35%	EBLR + 3.00%	12.25%
	Below 700	EBLR + 2.25%	11.50%	EBLR + 3.25%	12.50%

20. UNION CASH: Floating ROI

	Age at the time of Loan	Quantum of Loan	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Pensioner	Upto 70 Years	Rs.10.00 Lakh	EBLR	2.10%	11.35%
	Above 70 Years	Rs.5.00 Lakh			
Family Pensioner	Any age Group	Rs.3.00 Lakh			

21. SPECIAL RETAIL LENDING SCHEME FOR GOVERNMENT EMPLOYEE, SRLGE:

HOME LOAN:

Loan amount	CIC Score	LTV	Applicable ROI category wise			
			Salaried/ Professional		Non-Salaried	
			Male	Female*	Male	Female*
Irrespective of Loan amount	750 & above	As per quantum wise LTV Norms	EBLR-0.90% = 8.35%			
	From 700 to 749 (Including -1 & 1 to 5)		EBLR-0.10% = 9.15%	EBLR-0.15% = 9.10%	EBLR = 9.25%	EBLR-0.05% = 9.20%
	From 650 to 699		EBLR+0.20% = 9.45%	EBLR+0.15% = 9.40%	EBLR+0.25% = 9.50%	EBLR+0.20% = 9.45%
	From 600 to 649		EBLR+1.00% = 10.25%			
	Below 600		EBLR+1.50% = 10.75%			

* The above benefit will be applicable, if the house is singly/jointly owned by female borrower.

	Type of Property	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
UNION MORTGAGE	Residential Property (Self occupied/tenanted); Excluding Open Plots	800 & Above	EBLR	1.20%	10.45%
		750 to 799	EBLR	1.40%	10.65%
		700 to 749 -1 & 1 to 5	EBLR	2.20%	11.45%
		Below 700	EBLR	3.00%	12.25%
	Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.60%	10.85%
		750 to 799	EBLR	1.80%	11.05%
		700 to 749 -1 & 1 to 5	EBLR	2.60%	11.85%
		Below 700	EBLR	3.50%	12.75%
	Non-Residential property which are not self-occupied like Hospital Leased to third Parties, Multi-tenanted Commercial Building-; Excluding Open plots.	800 & Above	EBLR	2.05%	11.30%
		750 to 799	EBLR	2.25%	11.50%
		700 to 749 -1 & 1 to 5	EBLR	2.85%	12.10%
		Below 700	EBLR	3.75%	13.00%
UNION PERSONAL	Where employer undertaking is available	750 & Above	EBLR	2.10%	11.35%
		From 700 to 749	EBLR	2.20%	11.45%
		From 650 to 699	EBLR	2.40%	11.65%
		Less than 650	EBLR	2.70%	11.95%
	Where employer undertaking is not available	750 & Above	EBLR	3.60%	12.85%
		From 700 to 749	EBLR	3.70%	12.95%
		From 650 to 699	EBLR	3.90%	13.15%
		Less than 650	EBLR	4.20%	13.45%
	Where salary account is with our bank and employer undertaking is not available but guarantee of another co-employee is obtained. One Co-employee will be eligible to offer maximum 1 guarantee.	750 & Above	EBLR	2.70%	11.95%
		From 700 to 749	EBLR	2.80%	12.05%
		From 650 to 699	EBLR	3.00%	12.25%
		Less than 650	EBLR	3.30%	12.55%