

Rate of Interest of Retail Lending Schemes Updated on 10.01.2023

EBLR as on 11-12-2022 is 9.05%; i.e. RBI Repo Rate (6.25%) + Spread (2.80%)

1. UNION HOME / AWAS: (Applicable from 01-01-2023 to 31-03-2023)

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	Salaried/Professional		Non Salaried	
			Male	Female	Male	Female
Upto 30 Lakh	800 and above	<=80	EBLR - 0.45% = 8.60%			
		>80&<=90	EBLR - 0.45% = 8.60%			
	From 750 to 799	<=80	EBLR - 0.35% = 8.70%			
		>80&<=90	EBLR - 0.35% = 8.70%			
	From 700 to 749	<=80	EBLR + 0.05% = 9.10%	EBLR = 9.05%	EBLR + 0.10% = 9.15%	EBLR + 0.05% = 9.10%
		>80&<=90	EBLR + 0.10% = 9.15%	EBLR + 0.05% = 9.10%	EBLR + 0.15% = 9.20%	EBLR + 0.10% = 9.15%
	From 650 to 699	<=80	EBLR + 0.15% = 9.20%	EBLR + 0.10% = 9.15%	EBLR + 0.20% = 9.25%	EBLR + 0.15% = 9.20%
		>80&<=90	EBLR + 0.20% = 9.25%	EBLR + 0.15% = 9.20%	EBLR + 0.25% = 9.30%	EBLR + 0.20% = 9.25%
	From 600 to 649	<=80	EBLR + 0.70% = 9.75%			
		>80&<=90	EBLR + 0.70% = 9.75%			
	Below 600	<=80	EBLR + 1.20% = 10.25%			
		>80&<=90	EBLR + 1.20% = 10.25%			
Above 30 Lakh	800 and above	<=80	EBLR - 0.45% = 8.60%			
		>80&<=90	EBLR - 0.45% = 8.60%			
	From 750 to 799	<=80	EBLR - 0.35% = 8.70%			
		>80&<=90	EBLR - 0.35% = 8.70%			
	From 700 to 749	<=80	EBLR + 0.15% = 9.20%	EBLR + 0.10% = 9.15%	EBLR + 0.20% = 9.25%	EBLR + 0.15% = 9.20%
		>80&<=90	EBLR + 0.20% = 9.25%	EBLR + 0.15% = 9.20%	EBLR + 0.25% = 9.30%	EBLR + 0.20% = 9.25%
	From 650 to 699	<=80	EBLR + 0.25% = 9.30%	EBLR + 0.20% = 9.25%	EBLR + 0.30% = 9.35%	EBLR + 0.25% = 9.30%

Loan Amount	CIC Score	LTV	Salaried/Professional		Non Salaried	
			Male	Female	Male	Female
		>80&<=90	EBLR + 0.30% = 9.35%	EBLR + 0.25% = 9.30%	EBLR + 0.35% = 9.40%	EBLR + 0.30% = 9.35%
		<=80	EBLR + 0.85% = 9.90%			
	>80&<=90					
	From 600 to 649	<=80	EBLR + 1.40% = 10.45%			
		>80&<=90				
	Below 600	<=80				
>80&<=90						

* The above benefit of 5 bps concession will be applicable, only 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	
Upto 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.10%				
		>80&<=90					
	From 700 to 749	<=80	EBLR + 0.30% = 9.35%	EBLR + 0.25% = 9.30%	EBLR + 0.35% = 9.40%	EBLR + 0.30% = 9.35%	
		>80&<=90	EBLR + 0.35% = 9.40%	EBLR + 0.30% = 9.35%	EBLR + 0.40% = 9.45%	EBLR + 0.35% = 9.40%	
	From 650 to 699	<=80	EBLR + 0.40% = 9.45%	EBLR + 0.35% = 9.40%	EBLR + 0.45% = 9.50%	EBLR + 0.40% = 9.45%	
		>80&<=90	EBLR + 0.45% = 9.50%	EBLR + 0.40% = 9.45%	EBLR + 0.50% = 9.55%	EBLR + 0.45% = 9.50%	
	From 600 to 649	<=80	EBLR + 0.95% = 10.00%				
		>80&<=90					
	Below 600	<=80	EBLR + 1.45% = 10.50%				
		>80&<=90					
	Above 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.10%			
			>80&<=90				
From 700 to		<=80	EBLR + 0.40% = 9.45%	EBLR + 0.35% = 9.40%	EBLR + 0.45% = 9.50%	EBLR + 0.40% = 9.45%	

Loan Amount	CIC Score	LTV	Salaried/Professional		Non Salaried	
			Male	Female	Male	Female
	749	>80<=90	EBLR + 0.45% = 9.50%	EBLR + 0.40% = 9.45%	EBLR + 0.50% = 9.55%	EBLR + 0.45% = 9.50%
	From 650 to 699	<=80	EBLR + 0.50% = 9.55%	EBLR + 0.45% = 9.50%	EBLR + 0.55% = 9.60%	EBLR + 0.50% = 9.55%
		>80<=90	EBLR + 0.55% = 9.60%	EBLR + 0.50% = 9.55%	EBLR + 0.60% = 9.65%	EBLR + 0.55% = 9.60%
	From 600 to 649	<=80	EBLR + 1.10% = 10.15%			
		>80<=90				
	Below 600	<=80	EBLR + 1.65% = 10.70%			
		>80<=90				

3: COMMERCIAL REAL ESTATE - Residential Housing (CRE): (Applicable from 01-01-2023 to 31-03-2023)

Loan Amount	CIC Score	LTV	Salaried/Professional	Non Salaried
Upto 30 Lakh	800 and above	<=80	EBLR + 0.30% = 9.35%	
		>80<=90		
	From 750 to 799	<=80	EBLR + 0.40% = 9.45%	
		>80<=90		
	From 700 to 749	<=80	EBLR + 0.80% = 9.85%	EBLR + 0.85% = 9.90%
		>80<=90	EBLR + 0.85% = 9.90%	EBLR + 0.90% = 9.95%
	From 650 to 699	<=80	EBLR + 0.90% = 9.95%	EBLR + 0.95% = 10.00%
		>80<=90	EBLR + 0.95% = 10.00%	EBLR + 1.00% = 10.05%
	From 600 to 649	<=80	EBLR + 1.45% = 10.50%	
		>80<=90		
	Below 600	<=80	EBLR + 1.95% = 11.00%	
		>80<=90		
Above 30 Lakh	800 and above	<=80	EBLR + 0.30% = 9.35%	
		>80<=90		
	From 750 to 799	<=80	EBLR + 0.40% = 9.45%	
		>80<=90		
	From 700 to 749	<=80	EBLR + 0.90% = 9.95%	EBLR + 0.95% = 10.00%
		>80<=90	EBLR + 0.95% = 10.00%	EBLR + 1.00% = 10.05%
	From 650	<=80	EBLR + 1.00% = 10.05%	EBLR + 1.05% = 10.10%

Loan Amount	CIC Score	LTV	Salaried/Professional	Non Salaried
	to 699	>80&<=90	EBLR + 1.05% = 10.10%	EBLR + 1.10% = 10.15%
	From 600 to 649	<=80	EBLR + 1.60% = 10.65%	
		>80&<=90		
	Below 600	<=80	EBLR + 2.15% = 11.20%	
		>80&<=90		

4 UNION MILES: (Applicable from 01-01-2023 to 31-03-2023)

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4 Wheeler	800 & above	EBLR	-0.25%	8.80%
	From 750-799			
	From 700-749	EBLR	0.50%	9.55%
	From 650-699	EBLR	1.00%	10.05%
	below 650	EBLR	1.20%	10.25%
New 2 Wheeler	700 & above	EBLR	3.10%	12.15%
	below 700	EBLR	3.20%	12.25%
Old 4 Wheeler (Not older than 3 years)	700 & above	EBLR	3.60%	12.65%
	below 700	EBLR	3.70%	12.75%

4.1 UNION GREEN MILES: (Applicable from 01-01-2023 to 31-03-2023)

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4 Wheeler	800 & above	EBLR	-0.30%	8.75%
	From 750-799			
	From 700-749	EBLR	0.40%	9.45%
	From 650-699	EBLR	0.90%	9.95%
	below 650	EBLR	1.10%	10.15%
New 2 Wheeler	700 & above	EBLR	2.90%	11.95%
	below 700	EBLR	3.00%	12.05%

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%	11.05%	11.05%

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%	12.30%	11.80%
>₹4.00-₹7.50 lakh	EBLR	3.00%	2.50%	12.05%	11.55%
Above ₹ 7.50 lakh	EBLR	2.10%	1.60%	11.15%	10.65%

6. UNION EDUCATION PREMIER ABROAD:

Quantum of Loan	Rate of Interest	Effective ROI	Collateral	Rate of Interest	Effective ROI
Up to Rs. 40 Lakh	EBLR + 0.50% (without Collateral)	9.55%	50% Up to <100%	EBLR+0.25%	9.30%
			100% and above	EBLR	9.05%
Above Rs. 40 Lakh	EBLR+2.00% (50% Up to <100% Collateral)	11.05%	100% and above	EBLR+1.50%	10.55%

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

Quantum of Loan	Rate of Interest	Effective ROI	Collateral	Rate of Interest	Effective ROI
Upto Rs.40 lakh	EBLR + 1.50% (Without Collateral)	10.55%	50% Upto<100%	EBLR+1.25%	10.30%
			100% and above	EBLR+1.00%	10.05%
Above Rs.40 lakh	EBLR+2.00 % (50% upto<100% collateral)	11.05%	100% and above	EBLR+1.50 %	10.55%

8. 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	-0.75%	8.30%
Post Graduate Programme in Management for working Professionals (PGP-PRO)	EBLR	0.20%	9.25%
Post Graduate Programme in Management for Senior Executives (PGPMAX)	EBLR	0.20%	9.25%

9. UNION EDUCATION-SPECIAL EDUCATION LOAN SCHEME:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Special Scheme for students of mentioned IITs under Tier-I Premier Management & Technical Institute as under (Applicable from 17-09-2022 to 31-01-2023)			
Indian Institute of Technology (IIT)- Madras, Delhi, Mumbai, Kanpur, Kharagpur, Roorkee, Guwahati, Varanasi (BHU)–			
<ul style="list-style-type: none"> ▪ Bachelor of Technology (All Streams) ▪ Dual Degree Programmes with B.Tech. (All Streams) 			
For Male Student	EBLR	-0.70%	8.35%
For Female/SC/ST/Minority Students	EBLR	-0.70%	8.35%
Special Scheme for students of mentioned IITs under Tier-I Premier Management & Technical Institute as under (Applicable from 17-09-2022 to 31-01-2023)			
Indian Institute of Technology (IIT) - Hyderabad, Dhanbad (ISM), Indore, Ropar, Mandi, Patna, Jodhpur, Gandhinagar, Bhubneswar, Palakkad, Jammu, Goa, Bhilai, Dharwad, Tirupathi			
<ul style="list-style-type: none"> ▪ Bachelor of Technology in CIVIL, Mechanical, Electrical, Information Technology, Computer Science, Electronics & Communications streams ▪ Dual Degree Programmes with B Tech. in CIVIL, Mechanical, Electrical, Information Technology, Computer Science, Electronics & Communications streams 			
For Male Student	EBLR	-0.70%	8.35%
For Female/SC/ST/Minority Students	EBLR	-0.70%	8.35%
Special Scheme for students of Premier Management & Technical institutes(Other than above)			
For Male Student	EBLR	-	9.05%
For Female/SC/ST/Minority Students	EBLR	-	9.05%
Special scheme for students of Tier-II Management & Technical Institutes			
For Male Student	EBLR	1.75%	10.80%
For Female/SC/ST/Minority Students	EBLR	1.25%	10.30%

10. 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%	10.55%	10.55%
Skill Development Loan with deviation if any & not covered under CGFSSD	EBLR	3.25%	2.75%	12.30%	11.80%

11. 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%	10.35%
	750 to 799	EBLR	1.50%	10.55%
	700 to 749 -1 & 1 to 5	EBLR	2.30%	11.35%
	Below 700	EBLR	3.10%	12.15%
Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.70%	10.75%
	750 to 799	EBLR	1.90%	10.95%
	700 to 749 -1 & 1 to 5	EBLR	2.70%	11.75%
	Below 700	EBLR	3.60%	12.65%
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%	11.20%
	750 to 799	EBLR	2.35%	11.40%
	700 to 749 -1 & 1 to 5	EBLR	2.95%	12.00%
	Below 700	EBLR	3.85%	12.90%

12. 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.**

13. 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%	13.15%
	below 700	EBLR	4.20%	13.25%
Union Personal - Under Non Tie-up	700 & above	EBLR	5.10%	14.15%
	below 700	EBLR	5.20%	14.25%
Union Personal- For Non-Salaried Individuals	700 & above	EBLR	6.10%	15.15%
	below 700	EBLR	6.20%	15.25%

14. 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%	11.55%
	below 700	EBLR	2.75%	11.80%
Union Professional Personal - Salaried Under Non Tie-up	700 & above	EBLR	3.00%	12.05%
	below 700	EBLR	3.25%	12.30%
Union Professional Personal - Non-Salaried	700 & above	EBLR	3.50%	12.55%
	below 700	EBLR	3.75%	12.80%

15. 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%	11.55%
	below 700	EBLR	2.75%	11.80%
Union Ashiyana Personal - Non-Salaried	700 & above	EBLR	3.00%	12.05%
	below 700	EBLR	3.25%	12.30%

16. 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%	10.75%
	below 700	EBLR	2.05%	11.10%
Union Ashiyana Overdraft - Non-Salaried	700 & above	EBLR	1.75%	10.80%
	below 700	EBLR	2.10%	11.15%

17. 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%	11.15%	EBLR + 3.00%	12.05%
	Below 700	EBLR + 2.25%	11.30%	EBLR + 3.25%	12.30%

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

Scheme	
UNION HOME	To be guided by ROI as per Point No 1,2,3 & 4

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	1.20%	10.25%
750 to 799		EBLR	1.40%	10.45%	
700 to 749 -1 & 1 to 5		EBLR	2.20%	11.25%	
Below 700		EBLR	3.00%	12.05%	
Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.60%	10.65%	
	750 to 799	EBLR	1.80%	10.85%	
	700 to 749 -1 & 1 to 5	EBLR	2.60%	11.65%	
	Below 700	EBLR	3.50%	12.55%	
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%	11.10%	
	750 to 799	EBLR	2.25%	11.30%	
	700 to 749 -1 & 1 to 5	EBLR	2.85%	11.90%	
	Below 700	EBLR	3.75%	12.80%	

UNION MILES (Applicable from 01-01-2023 to 31-03-2023)	NEW 4 -WHEELER	800 & above	EBLR	-0.30%	8.75%
		From 750-799			
		From 700-749	EBLR	0.40%	9.45%
		From 650-699	EBLR	0.90%	9.95%
	Below 650	EBLR	1.10%	10.15%	
	NEW 2 -WHEELER	CIBIL 700 & above	EBLR	1.60%	10.65%
		Below 700	EBLR	1.70%	10.75%
	OLD 4 -WHEELER	CIBIL 700 & above	EBLR	2.10%	11.15%
Below 700		EBLR	2.20%	11.25%	

UNION PERSONAL	Where employer undertaking is available	750 & Above	EBLR	2.10%	11.15%
		From 700 to 749	EBLR	2.20%	11.25%
		From 650 to 699	EBLR	2.40%	11.45%
		Less than 650	EBLR	2.70%	11.75%
	Where employer undertaking is not available	750 & Above	EBLR	3.60%	12.65%
		From 700 to 749	EBLR	3.70%	12.75%
		From 650 to 699	EBLR	3.90%	12.95%
		Less than 650	EBLR	4.20%	13.25%
	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%	11.75%
		From 700 to 749	EBLR	2.80%	11.85%
		From 650 to 699	EBLR	3.00%	12.05%
		Less than 650	EBLR	3.30%	12.35%