



CENTRAL BANK OF TRINIDAD AND TOBAGO INSTRUCTIONS

CB30A - REAL ESTATE MORTGAGES QUARTERLY RETURN

This Quarterly Return is to be completed and submitted within twenty (20) working days after the reporting period:

Manager
Statistics Department
Attn: Financial Systems Returns
Central Bank of Trinidad and Tobago
P.O Box 1250
Eric Williams Plaza
Independence Square
Port of Spain

REAL ESTATE MORTGAGES **QUARTERLY CHANGES BY SECTOR (C.B. 30A-1)**

DESCRIPTION: This Return is to be completed by all financial institutions licensed under the Financial Institutions Act, 2008 that offer real estate mortgages.

Real estate mortgages refer to loans that are secured by real estate mortgage deeds made to finance the purchase of industrial, commercial, agricultural, or residential real estate. For purposes of this Return, real estate mortgages also include loans granted for renovation/improvement, alterations and additions to existing structures that are secured by real estate deeds.

Loans for purposes other than those stated above, even though secured by real estate as collateral, should **NOT** be included in this Return.

Bridging finance facilities, which may or may not be secured by real estate mortgage deeds, should **NOT** be included in this Return.

The value of the outstanding balance as at the end of each quarter must equal the balance recorded on the corresponding monthly Asset Account, Item 140302 "Real Estate Mortgages" on the CB20 – Monthly Statement of Condition Return.

For purposes of this Return,

- Public Sector includes Central Government, Local Government, Statutory Boards, State-owned Financial institutions and Non-Financial State Enterprises.
- Private Financial Institutions include Commercial Banks and Other Private Financial Institutions.

Please refer to Appendix 1 of the CB20 Instructions for complete sector descriptions.

TOTAL REAL ESTATE MORTGAGES
BY INTEREST RATES CHARGED (C.B. 30A -2)

DESCRIPTION: In this Schedule group all existing real estate mortgages according to the contracted rate of interest. Real estate mortgages here refer to the outstanding balances and must equal the balance recorded in the corresponding gross value in Asset Account 140302 "Real Estate Mortgages".

In this Schedule group all new real estate mortgages approved for the quarter by the agreed rate of interest. The value of these new real estate mortgages should reflect the sum of the contracted principal values.

TOTAL REAL ESTATE MORTGAGES
BY PROPERTY TYPE AND INTEREST RATES CHARGED (C.B. 30A -3)

DESCRIPTION: In this Schedule group all existing real estate mortgages according to property type and rate of interest charged at the time of reporting. Real estate mortgages here refer to the outstanding balances and must equal the balance recorded in the corresponding gross value in Asset Account 140302 "Real Estate Mortgages".

In this Schedule group all new real estate mortgages approved for the quarter by property type and agreed rate of interest. The value of these new real estate mortgages should reflect the sum of the contracted principal values.

Residential mortgages refer to all real estate mortgages made to finance the purchase or improvement of residential dwellings.

REAL ESTATE MORTGAGE LOAN
BY PURPOSE (C.B. 30A -4)

DESCRIPTION: In Part A. of this Schedule, residential real estate mortgages (both outstanding balances at start and end of quarter, as well as the contracted principal values of newly approved mortgages) are grouped according to purpose. Part A should also include mortgages that were disbursed to clients during the quarter.

The "L-T-V Ratio" refers to the average Loan-to-Value ratio on all new mortgages granted in the reporting quarter.

NEW REAL ESTATE MORTGAGES GRANTED/DISBURSED
BY CONTRACT TYPE (C.B. 30A -5)

DESCRIPTION: In this Schedule, record the total number and value of real estate mortgages which were granted or disbursed during each quarter according to type of contractual arrangement (Fixed, Adjustable or Variable Rate Mortgage). In

the Central Bank's Real Estate Mortgage Market Guideline, the following are defined:

- i. A fixed-rate mortgage (FRM) is a mortgage in which the rate of interest charged remains unchanged throughout the entire term of the loan.
- ii. A variable-rate mortgage (VRM) is a mortgage in which the rate of interest charged is subject to change during the term of the loan.
- iii. An adjustable-rate mortgage (ARM) is a mortgage in which the rate of interest charged is fixed for a specified period but is subject to change thereafter.

TOTAL REAL ESTATE MORTGAGES OUTSTANDING
BY CONTRACT TYPE (C.B. 30A -6)

DESCRIPTION: In this Schedule, record the total number and value of the outstanding balances of real estate mortgages held as at the end of each quarter according to the type of contractual arrangement (Fixed, Adjustable or Variable Rate Mortgage).

NEW REAL ESTATE MORTGAGES
BY AGREED PERIOD OF REPAYMENT (C.B. 30A -7)

DESCRIPTION: In this Schedule group all new real estate mortgages granted/disbursed for the quarter according to the agreed contractual period of repayment.

The value of these new real estate mortgages should reflect the sum of the contracted principal values.

Real estate mortgages granted for periods which cannot be classified can be included as "unspecified."

REAL ESTATE MORTGAGES
INTEREST RATE SCHEDULE (C.B. 30A -8)

DESCRIPTION: In this Schedule, "lowest" refers to the lowest mortgage rate and margin on all mortgages (new approvals, disbursed/granted and outstanding) in the reporting quarter.

Alternatively, "highest" refers to the highest mortgage rate and margin on all mortgages (new approvals, disbursed and outstanding) in the reporting quarter.

TRUSTEE FUNDS – INVESTMENT PORTFOLIO
(REAL ESTATE MORTGAGES) (C.B. 30A -9)

DESCRIPTION: This Form is to be completed by all trust companies and trustee departments of commercial banks which accept trustee funds (also known as funds under administration or managed funds). Record the total outstanding value of real estate mortgages as at the end of each quarter.