



PRESS RELEASE

CMF releases its new Mortgage Loans Simulator

- *This tool allows users to quote and compare interest rates and installment value for a housing loan of up to UF 20,000 at entities supervised by the Commission.*
- *The simulation uses the most widely available type of mortgage loan — non-endorsable, fixed rate mutual mortgages — to ensure comparability.*

November 26, 2021 — The Financial Market Commission (CMF) released today its new Mortgage Loans Simulator. This tool, [available on the CMF Educa website](#), allows users to quote and compare the costs of housing loans at entities supervised by the Commission. To ensure comparability, the simulation uses offers of non-endorsable, fixed rate mutual mortgage loans — entities finance the loan with their own resources, and it cannot be transferred to third parties — calculated in UF with a fixed interest rate.

By filling in the information on the amount to be requested and payment terms on the CMF Educa website, users can compare interest rates and monthly installment values, as well as mandatory insurance costs, in financial institution that grant this type of loan. Reported rates apply to a standard product with the following features:

- The loan amount equals 75 percent of the property's value.
- The property to be financed is in the Santiago Metropolitan Area.
- In the case of related insurance — fire, or fire plus earthquake — it is assumed that the property's full appraisal value, minus the land, is insured.
- The interest rate is expressed annually, in arrears, and on a 360-day basis.

Simulador de Crédito Hipotecario CMF

Debe completar todos los datos. Conozca las [condiciones de uso](#) utilizadas en este simulador.

Monto expresado en: UF (Unidad de Fomento)
 Pesos

Monto a solicitar:

Valor UF al día 26/11/2021: 30.709,87

Plazo en años:

Simular »

Importante

- Esta simulación se entrega a modo informativo, por lo que **las tasas y plazos son referenciales y no constituyen un análisis crediticio del solicitante.**
- Recuerde que cada institución evalúa el riesgo crediticio de sus clientes antes de brindar un crédito. Por esto, debe consultar en cada institución para conocer las condiciones y características específicas de sus productos.
- Esta simulación contempla la modalidad de crédito hipotecario más utilizada (mutuo hipotecario no endosables en UF y a tasa fija) para asegurar su comparabilidad.

How to Use the Simulator

Fill the requested information with the requested amount up to UF 20,000 and the payment term in years.

The results provided are strictly for reference purposes, and do not constitute an analysis of the user's credit score. Before granting a loan, each financial institution must evaluate its clients' credit risk. Therefore, interested parties should consult with each institution directly to learn about the conditions and specific characteristics of financial products.

The Commission also reminds users that there are additional expenses and costs related to housing loans which are not included in the amounts requested. Some examples include taxes, notary fees, and any other item agreed upon by the contracting parties. As a result, all rates reported are standard and do not include special offers for customers operating multiple financial products or based on specific agreements and/or promotions.

Data included in the new CMF simulator is provided by financial institutions themselves. Institutions who don't provide quotation results either do not offer the product or have not submitted information to the simulation system.

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