

Mortgage receivables are treated under the tied assets regulations as follows:

- Mortgage claims (mortgages) can be allocated to tied assets if the mortgage relates to a property in accordance with margin nos. 247-253 or a permitted building under building rights (see margin nos. 254 and 255).
- Mortgages whose mortgage relates to non-assignable real estate are not assignable, with exceptions governed by the provisions on real estate (margin nos. 257-258, 260).
- Mortgages cannot be assigned to tied assets if they are subordinate to other claims secured by mortgage. An exception exists in the case of subsequently registered statutory mortgages and mortgages that are included in the same tied assets.
- The offsetting of mortgages is limited to 25% of the debit amount.
- The offsetting of an individual mortgage is limited to 5% of the debit amount.
- The deduction of real estate and mortgages is limited to a total of 35% of the debit amount.
- Before granting a loan, the insurance company is obliged to carry out a credit check, including checking the creditworthiness of the debtor and assessing the collateral. These must be clearly and conclusively defined by the insurance company in internal regulations.
- The basis for calculating affordability is the borrower's sustainable income and expenditure in the case of owner-occupied residential property or income and cost components in the case of investment properties. The assessments must be documented and kept for the term of the mortgage.
- The insurance company must ensure that the assessment of creditworthiness and affordability is carried out systematically.

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