

## **Housing Construction and Mortgage Lending in the Slovak Republic**

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### **Abstract**

The subject of research of the presented article is the issue of housing, housing construction and its financing in the Slovak Republic. Housing is one of the key factors in combating social exclusion and unemployment. In the introduction we start with the theoretical background of housing. Based on the work of Slovak and foreign authors, we provide an overview of the state of the housing construction in the Slovak Republic and outline the reasons for its development in view of the changes in housing policy in the Slovak Republic after 1990. By analysing the development of selected indicators, we approximate the impacts of housing financing through mortgage loans. The findings showed that lowering interest rates on mortgage loans, increased indebtedness of households, housing prices and the risk of financial crisis.

*Keywords: Housing, housing policy, household indebtedness, loans, mortgage lending*