

## SUMMARY

Housing issues are part of the economic, financial and social policies of every country, hence also of the Republic of Croatia. A legal framework for the implementation of various housing finance models has been created in order to provide accessible solutions to average citizens, enabling them to resolve their housing problem. Four housing finance models that currently exist in Croatia (bank financing, contract savings for housing, the Fund for the Long-Term Financing of Residential Construction with Government Subsidy and the Publicly Subsidized Residential Construction Program – PSRC) are analyzed separately in this book. The most important home loan lenders are universal banks, whereas housing savings banks are still expected to launch more intense lending operations. While the Fund for the Long-Term Financing of Residential Construction with Government Subsidy has not taken off properly, the most recent government model – PSRC – has attracted strong interest among citizens. However, none of these models provides an adequate solution to the housing finance problem. This book offers a comparative analysis and evaluation of the existing housing finance models in the chosen developed and transition countries including Croatia and, on the basis of the results of the research that has been conducted and conclusions, hints at possible solutions that may improve the current situation and foster development of the national housing finance market.

### KEY WORDS:

housing finance, banks, housing savings banks, primary/secondary home loan market, securitization, USA, Europe, Croatia

