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FORMATION OF LEASING RELATIONS IN THE REAL ESTATE MARKET IN UKRAINE

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Annotation. *The article deals with the features of the formation of leasing relations in the real estate market in Ukraine. The common and distinctive features between mortgage lending and financial leasing of residential real estate objects have been determined. Institutional preconditions of functioning of leasing relations in the real estate market in Ukraine have been investigated, the quantitative parameters of providing leasing services.*

Key words: *financial leasing, real estate, leasing relations, mortgage lending, state mortgage institution.*

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Institutional preconditions of functioning of leasing relations in the real estate market in Ukraine have been investigated. It has been determined that it is a typical thing that at the modern stage of the financial market development the level of its saturation with specialized institutions, which offer a real possibility of acquiring real estate for individuals, is rather low.

It has been found out that the State Mortgage Institution is the main leader in the implementation of new state financial leasing programs for real estate in Ukraine. This allows providing a new format of public-private partnership in the field of providing the population of the country with residential real estate objects. The role of PJSC "PrivatBank" as a partner of the State Mortgage Institution for realization of financing programs for the purchase of residential real estate objects has been substantiated.

The quantitative parameters of providing leasing services in Ukraine by several market participants have been analyzed. According to the results of the comparative analysis, it has been concluded that the most favorable conditions for providing financial leasing services are proposed by the State Mortgage Institution. Other participants of this type of relationship offer significantly more favorable conditions of financing an acquisition of real estate, along with modern parameters of mortgage lending.

A number of factors that restrain the development of the market of financial leasing relations in Ukraine have been determined. It has been found out that the development of leasing relations in the real estate market in Ukraine implies the necessity of such actions: optimizing the institutional infrastructure of the leasing market; improving the legal regulation of subjects of the leasing market; introducing declared state programs to stimulate the development of leasing relations in the residential real estate market; providing optimization of leasing lending parameters relative to the real level of solvency of a potential lessee.

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