

| | | | | | |
|--|---|---|-----------|--------------------------------|--|
|  | | AMERIABANK CJSC | | 11RBD PL 72-03-01 | |
| Retail Lending Terms and Conditions | | | | Edition 43 | |
| | | | | Effective date: April 26, 2021 | |
| 7.1 Overdraft on Arca Classic, Cirrus Maestro ¹ /Visa Electron ¹ cards secured by property (including paper gold and cash) | | | | | |
| Purpose | Purpose | Payments, cash withdrawal | | | |
| Client's personal details | Eligible age of client/co-borrower/guarantor | 18-65 years old, provided that the borrower's age at the time of expiry of loan agreement will not have exceeded 65, otherwise a co-borrower or guarantor is required. The eligible age of co-borrower or guarantor is 18-65 provided that at the time of expiry of agreement it will not have exceeded 65. If involvement of a co-borrower or guarantor is a required condition under loan terms (except where co-borrowers or guarantors possess at least 70% of income included in OTI calculation), the eligible age is 18-65 provided that at the time of expiry of agreement it will not have exceeded 65. | | | |
| | Residency | Citizens and non-citizens of Armenia who are resident in Armenia | | | |
| Terms of loan | Currency | AMD | USD | EUR | |
| | Minimum and maximum credit limits | AMD 1,000,000 | USD 3,000 | EUR 3,000 | |
| | Increase of credit limit of card | AMD 1,500 | | | |
| | Term (months) | N/A | | | |
| | Interest rate | 17.5% | 14.5% | 12.5% | |
| | | Where the client wishes that insurance of pledge should be obtained by the bank, the rate of interest is increased by: <ul style="list-style-type: none">• 2.5% if the pledge is vehicle, or• 0.5% if the pledge is plant and equipment. Where the insurance of real estate is obtained by the client, the interest rate is reduced by 0.05%, based on the share of each type of assets in the total collateral. | | | |
| | | If repayment schedule is differentiated or mixed, the applicable interest rate is increased by 0.5%. | | | |
| | | If loan-to-value ratio differs from approved standard, the applicable interest rate is increased by 0.5%. | | | |
| | | Depending on credit history, the applicable interest rate can be increased by 0.5%. | | | |
| | | If the loan is secured by cash or bonds issued by Ameriabank, the interest rate is: - Applicable interest rate for cash/bond + 4%, but in any case not more than the rates specified above, if the loan and the collateral are in the same currency - Rates specified above, if the loan and the collateral are in different currencies | | | |
| | | Where the client chooses a repayment option without early repayment fee for loans exceeding 15 million AMD, the interest rate is increased by 2% (not applicable to loans secured by cash/bonds). | | | |
| Repayment form | Minimum payment required | Monthly payment of 3% of utilized amount as in account statement or AMD 5,000, USD 10, EUR 10, whichever is greater, is required, plus interest accrued as of that date.* Not applicable to loans secured by cash or bonds and credit cards provided to Premium and Partner clients. | | | |
| Security | Eligible security | Real estate, vehicles to the reasonable satisfaction of the bank, metal accounts in gold, cash and bonds issued by Ameriabank | | | |
| | Maximum loan-to-value (LTV) ratio** (if the loan is secured by real estate, vehicles or plant and equipment, calculation is based on their liquidation value) | The value of the loan security shall be included in the estimation of the LTV ratio in an amount not more than: 1. Real estate: 70% if in Yerevan, 60% if outside Yerevan 2. Vehicles: 60% 3. Property and equipment: 40%, but not more than 30% of the value of aggregate pledge 4. Metal accounts in gold with Ameriabank: 80% 5. Cash collateral/bonds issued by Ameriabank: -90% if currency of the collateral is the same as of the loan -70% if currencies of the collateral and the loan are different | | | |
| | Location of real estate to be pledged | Capital cities and regional centers of Armenia and Artsakh, as well as the towns of Abovyan, Etchmiadzin, Jrvezh, Arinj, Dzoraghbyur, Tsaghkadzor, Dilijan, Qajaran and Jermuk | | | |
| | Age of vehicles to be pledged | Max 12 years for foreign brand vehicles other than vehicles made in Russia, China and Iran, in which case max age is 8 years | | | |
| | Collateral appraisal | Pledged property to be appraised by an appraising partner of the bank. | | | |
| | | Vehicles to be appraised by an appraising partner of the bank. | | | |
| | Additional security | The bank may request guarantee of individuals and/or companies as additional security. | | | |

| | | |
|-------------------------------|----------------------------------|---|
| Insurance of pledged property | Insurance of property | <p>The insurance of real estate, vehicles and plant and equipment is maintained throughout the loan term:</p> <ol style="list-style-type: none"> 1. By the Client at least for the amount of the outstanding principal/credit limit 2. If obtained by the bank: to the extent of the outstanding principal/ credit limit <p>The bank does not obtain insurance for the following vehicles:</p> <ul style="list-style-type: none"> • Vehicles transporting hazardous materials (toxic substances, chemicals, radioactive and explosive materials) • Vehicles to be used in races, test drives; vehicles which have three wheels, snow removers, motorcycles, special purpose vehicles • Taxis and rental cars |
| Required documents | Required documents | Required documents filed together with loan application |
| | | • Loan application |
| | | • ID [original] |
| | | • Certificate of ownership of property to be purchased/pledged [copy] |
| | | Documents required after initial approval |
| | | • Proof of employment and/or other income |
| | | • Marriage (divorce, spouse death), birth certificate [original] |
| | | • Certificates of registration and ownership certificates of vehicles to be pledged [original] |
| | | • Certificate of title to real estate to be pledged [original] |
| | | • Geodetic measurement report of land plot to be pledged*** |
| | | • Initial report on appraisal of real estate/vehicle |
| | | Documents required after loan approval |
| | | • Copies of bases of title to real estate (to be submitted upon request) |
| | | • IDs of owners of property to be purchased/pledged [originals] |
| | | • Copies of marriage (divorce, spouse death) certificates of owners of property to be pledged |
| | | • Statement from the State Committee of Real Estate Cadaster on encumbrance of real estate (unified statement) |
| | | • Statement, issued by the Police, on encumbrance of vehicle |
| | | • Real estate appraisal report (final) |
| | | • Real estate/vehicle insurance policy |
| | | • Other documents as the bank's specialist may request |
| | Early repayment fee | 5% of prepaid amount, chargeable if early repayment of the whole or part of loan is made during the first 3 years of loan term. Applicable to full prepayment of loans or credit limits exceeding AMD 15 million. Not applicable to loans secured by cash or bonds. |
| | Late payment fines and penalties | <p>The interest rate specified in the loan agreement shall continue to be applied to overdue loans.</p> <p>Fine in the amount of 0.13 % of overdue loan/interest for each day beyond terms</p> |
| Other terms | Other fees payable by client | <ul style="list-style-type: none"> • Fee for unified statement from the State Committee of Real Estate Cadaster of the Government of the Republic of Armenia • Fees for notarization of pledge (real estate or vehicle) and filing of the bank's security interest under pledge agreement • Fee for statement from the Police on encumbrance of vehicle |