

		AMERIABANK CJSC	11RBD PL 72-03-01
Retail Lending Terms and Conditions		Edition 51	
		Effective date: May 16, 2022	
1.5. Online loan for purchase of residential real estate from primary market			
Purpose	Purpose	Purchase of residential property for residential, lease or investment purposes	
Client's personal details	Eligible age of client/co-borrower/guarantor	18-65, provided that the age of the borrower by the time of expiry of loan agreement will not have exceeded 65	
	Residency	Citizens of Armenia who are resident in Armenia	
Creditworthiness assessment*	Total obligations to total income (OTI)	60%	
Loan terms	Currency	AMD	
	Minimum and maximum loan limit	AMD 3,000,000 - AMD 30,000,000	
	Term (months)	240	
	Nominal annual interest rate, property insurance included ¹	Adjustable fixed (rate can be changed starting from the 37th month)	
		Fixed component 4.5% + variable component (base rate)	
	Annual percentage rate, property insurance included	<u>12.72-13.19%</u>	
	Loan disbursement upfront fee	N/a	
Minimum down payment	At least 10% of the purchase price of the property		
Forms of loan repayment	Repayment	Annuity (equal monthly installments consisting of a portion of loan and a portion of interest)	
Security	Eligible collateral	The loan is secured by the real estate being purchased.	
	Loan-to-value (LTV) ratio	Maximum loan amount is: 1. For AMD loans: up to 90% of the value specified in the developer's** reference provided to the client, unless otherwise determined by the Bank, 2. For foreign currency loans: up to 70% of the value specified in the developer's** reference provided to the client, unless otherwise determined by the Bank.	
	Location of real estate to be pledged	Capital cities and regional centers of Armenia and Artsakh, as well as the towns of Abovyan, Ejmiatsin, Jrvezh, Arinj, Dzoraghbyur, Tsaghkadzor, Dilijan, Qajaran and Jermuk	
	Appraisal of the collateral	N/a The pledge value is deemed to be equal to the final price (sale price approved while booking the property) specified by the Developer in the ecosystem of the Bank.	
Insurance of the collateral	Insurance of the collateral	Insurance for pledged real estate to be obtained by the bank on an annual basis throughout loan term to the extent of outstanding loan.	
Documents	Required documents filed together with the loan application		
	ID, public services number		
	Documents required after loan approval		

Required docu	Required documents	Marriage certificate (if any) and ID of the spouse, public services number
		Certificate of title to the real estate/right to purchase
		Certificate of security interest registration
		Unified reference on real estate encumbrance
		Other documents as required
Early repayment fee	Late payment fines and penalties	At any time during a contractual year the borrower can make an early repayment to the extent of outstanding principal amount of loan for that contractual year. A contractual year is each period of 12 months following the date of execution of credit agreement. Where the amount of early repayment exceeds the specified limit, the following fees are charged: <ul style="list-style-type: none"> • Max 0.6% of early repayment, if made during the first year of agreement • Max 0.4% of early repayment, if made during the second year of agreement • Max 0.2% of early repayment, if made during the third year of agreement
		The interest rate specified in the loan agreement shall continue to be applied to overdue loans. Fine in the amount of 0.13 % of overdue loan/interest for each day of delay.
Other fees	Other fees payable by client	<ul style="list-style-type: none"> Fee for notarization of real estate pledged as collateral Fee for registration of the right of ownership/purchase and the Bank rights arising out of the pledge agreements with the State Committee of Real Estate Cadaster of the Government of the Republic of Armenia Fee for the unified reference on real estate encumbrance issued by the State Committee of Real Estate Cadaster of the Government of the Republic of Armenia

***The list of developers is determined by the Bank.**