

## "AMIO-MORTGAGE LOAN FROM THE PROPERTY DEVELOPER" RATING INFORMATION BULLETIN

A mortgage loan (with own resources) for the purpose of purchasing apartments in buildings under construction by the Developer cooperating with the bank.

<b>1. Basic loan conditions</b>		
1.1	The purpose of the loan	A mortgage loan provided by AMIO BANK CJSC For the purpose of acquiring apartments in the buildings under construction by the developers mentioned in point 4.2 (with own resources)
1.2	Loan currency	AMD
1.3	Minimum loan amount	5,000,000
1.4	Maximum loan amount (maximum amount per borrower)	150,000,000
1.5	Annual nominal interest rate (constant (adjustable)) <sup>1</sup>	13.9%
1.6	Annual effective interest rate	14.9-20.2%
1.7	Type of loan interest rate	Constant adjustable rate
1.8	Minimum advance payment	<ul style="list-style-type: none"> <li>• 10% of acquired real estate</li> <li>• No advance payment is required in case of pledging additional real estate (in case of pledging additional property, the market value of both properties must be at least 150% of the loan amount<sup>2</sup>)</li> </ul>
1.9	Maximum loan/collateral ratio (calculated against the estimated market value of the collateral)	<ul style="list-style-type: none"> <li>• In case of pledging real estate (right) to be acquired: 90%</li> <li>• In case of mortgage of acquired and additional real estate, 100% of the amount of the real estate acquisition will be provided, if the loan amount does not exceed 85% of the sum of the market values of the acquired and additional real estate %<sup>2</sup></li> </ul>
1.10	Term of Loan	18-240 months
1.11	Loan and interest repayments	<ul style="list-style-type: none"> <li>• According to the customer's choice: <ul style="list-style-type: none"> <li>• annuity payments,</li> <li>• equal monthly repayment of the principal amount of the loan and monthly repayment of accrued interest</li> </ul> </li> </ul>
1.12	Method of providing credit	<ul style="list-style-type: none"> <li>• One-off</li> <li>• Cashless</li> </ul>
1.13	Early loan repayment	Allowed, no fines or penalties applied
<b>2. Bank commissions</b>		
2.1	One-off fee for application review	Not defined

<sup>1</sup> The fixed (adjustable) interest rate can be revised starting from the 37th month. The basis for the calculation is the procedure for setting and changing the AMIO-calculation rate.

<sup>2</sup> The market value of the acquired property is the price indicated in the reference provided by the Developer.

2.2	One-off loan service commission (charged at the time of disbursement)	0.5%, no more than 100,000 AMD
2.3	Monthly loan servicing fee	0%
2.4	Opening/servicing of bank accounts Provision of statements, their copies, references and other information	According to the current tariffs of the Bank
<b>3.</b>	<b>Requirements and conditions for the borrower/co-borrower</b>	
3.1	Borrower/Co-Borrower	<ul style="list-style-type: none"> <li>A resident natural person of RA who has turned 21 years old, whose center of vital interests is in RA and whose age does not exceed 70 years at the time of loan repayment</li> <li>The number of co-borrowers cannot exceed 3 people</li> </ul>
* If the client reaches 70 years of age during the service of the loan, if 70% of the principal amount of the loan is repaid, the application is not subject to rejection.		
3.2	Income of Borrower/Co-Borrower <sup>3</sup>	<ul style="list-style-type: none"> <li>Primary incomes (mandatory/documented) – taken into account at the rate of 100%*,</li> <li>Secondary incomes (non-mandatory/documented) – incomes based on documents, which are taken into account in the maximum amount of 60%**,</li> <li>Declared income (not mandatory/documented) - is taken into account in the maximum amount of 60%, which cannot exceed twice the primary income** (the presented income must be realistic for the bank, otherwise the bank has the right not to calculate it.)</li> </ul>
3.3	The general principle of creditworthiness assessment	The maximum ratio of total debt payments to net income (OTI ratio) should not exceed 55%
3.4	Credit history requirements of the Borrower/Co-Borrower	<ul style="list-style-type: none"> <li>Current credit obligations (loans, guarantees) at the time of making the decision to issue a loan must not be overdue or classified as non-performing.</li> <li>If the borrower's unpaid liability for one loan does not exceed AMD 1,000 /one thousand/, then the given loan is not considered overdue.</li> <li>The total number of overdue days of loans in the last 12 months (current and repaid) should not exceed 30 calendar days, and only the maximum number of overdue loan days for all loans in a month is taken as a basis.</li> </ul>
<b>4.</b>	<b>Requirements and conditions for the subject of pledge</b>	
4.1	Subject of pledge	Acquired real estate (right to acquire real estate) In case of no-advance loans, also additional real estate collateral
4.2	Location of collateral	<ul style="list-style-type: none"> <li>"N and S Construction" LLC: Anastas Mikoyan str., 64, Yerevan, Armenia <ul style="list-style-type: none"> <li>"ML-Mining" LLC: Adonts St., 19/8, Yerevan, RA.:</li> <li>"Ord Development" LLC: Griboyedov str. 48, Yerevan, RA</li> <li>"Mets Syunik" CJSC: H. Gyurjyan str., 27, Nor Nork, Yerevan, RA</li> <li>"Octagon" S/C: Tumanyan str., 2, 5/9, Yerevan, RA</li> <li>"Aygedzor" LLC: Kanaker-Zeytun, D. Anhaghti str. ,11/12, Yerevan, RA</li> <li>"Sahakyanshin" CJSC: Shengavit, H. Hovsepyan str., 31, building No 1, Yerevan, RA</li> <li>"MS GROUP" LLC: Kotayk Marz, Arinj, 17 Sevak district, land 17</li> <li>"ML Mining" LLC: M. Melikyan str., No. 2/1, Yerevan, RA,</li> <li>"ML Mining" LLC: 19/19 Adonts str., 19/19, Yerevan, RA,</li> <li>"AKVA-LEN SHIN" LLC: Charents str., 76/5, Yerevan, RA,</li> </ul> </li> </ul>

<sup>3</sup>The co-borrower can appear as "zero", in this case, the solvency calculation of the co-borrower is not carried out and the co-borrower must meet the Bank's requirements only in terms of credit history.

		<ul style="list-style-type: none"> <li>• "MV Elite" LLC, Kotayk Marz, Abovyan, Friendship Square 3/1, RA</li> <li>• "Bayazet Construction" LLC, RA, Khanjyan str., 9/3, Yerevan, RA</li> <li>• "ML-Mining" LLC: 16 Monte Melkonyan str., 16, Yerevan, RA</li> <li>• "Mamik 41/1" LLC: Mamikonyants str., 42/1, Yerevan, RA</li> <li>• "ML Mining" LLC: Adonts street 19/9, Yerevan, RA</li> <li>• "ML Mining" LLC: Malatia-Sebastia administrative district, Babajanyan str., 42/5, Yerevan, RA</li> <li>• "D &amp; ED Invest Group" LLC: G. Nzhdehi str., N 9/10 Gyumri,</li> <li>• "Elison" LLC: RA, Kotayk marz, Tsakhkadzor, G. Magistros str., 6,</li> <li>• "Shin-Stroy House" LLC: RA, Kotayk marz, Abovyan, Arinj, Duryan district 2<sup>nd</sup>, str., 66/11,</li> <li>• "Northern glow " LLC: Avan Acharyan str. 42/5, Yerevan, RA</li> <li>• "Nash Group" LLC: 17 Aygestani 2nd str., Kentron Administrative District, Yerevan RA,</li> <li>• "Artashat-Furniture" LLC: RA, Ararat marz, Artashat, Shahumyan str. No. 23</li> <li>• "Living Residence" LLC: Tevosyan 1/3 str., Yerevan, RA</li> <li>• "Hrach and Ruben" LLC: Avan Acharyan str. 37/1, Yerevan, RA</li> <li>• "ML-Mining" LLC: Adonts str., 21/2, Yerevan, RA.</li> <li>• "Ord Development" LLC: Griboyedovi 48, Yerevan, RA (second stage of the program for providing apartments to public servants)</li> <li>• "Abovyan City House" LLC: RA Kotayk Marz, Abovyan, Ogostos st., 23, 49,</li> <li>• "Rim-Garun" LLC: Malatia-Sebastia administrative district, Admiral. Isakov Ave., 12/11, Yerevan, RA</li> </ul>
4.3	Appraisal of collateral	In the case of acquisition of real estate (real estate right), real estate appraisal is not required, on the basis of the sales value certificate submitted by the developer. (within fifteen calendar days after receiving the certificate of ownership of the pledged property, the client must submit a valuation report of the pledged property provided by the company cooperating with the Bank)
<b>5.</b>	<b>Insurance requirements</b>	
5.1	Insurance	<ul style="list-style-type: none"> <li>• Accident insurance - mandatory</li> <li>• Real estate mortgage insurance - must be carried out within one month after receiving the certificate of ownership of the mortgaged property and the evaluation report.</li> </ul> <p>Real estate collateral and accident insurance is carried out on an annual basis, exclusively by companies cooperating with the Bank. Insurance amounts are calculated on the loan balance.</p>
<b>6.</b>	<b>Additional terms</b>	
6.1	Rejection of the application	<ul style="list-style-type: none"> <li>• <b>The client does not meet the requirements set by the Bank.</b></li> <li>• <b>Credit criteria</b></li> <li>• <b>Solvency criteria</b></li> <li>• <b>Creditworthiness standards</b></li> </ul>
6.2	In case of non-fulfillment of credit obligations by the borrower	<ul style="list-style-type: none"> <li>• <b>In terms of overdue interest, the Bank charges the Borrower a penalty in the amount of 0.13% of the overdue amount for each day of delay.</b></li> <li>• <b>In case of overdue obligations, repayments are made in the following order:</b> <ol style="list-style-type: none"> <li>1) <b>Penalty/penalties</b></li> <li>2) <b>Interest charges</b></li> <li>3) <b>Principal amount</b></li> </ol> </li> </ul> <p><b>If the loan is not repaid within the terms stipulated by the contract, the calculation of the interest stipulated by the contract stops and from that day until the day of actual fulfillment of the overdue debt, interest is calculated in the amount of twice the calculation rate of the bank interest determined by the Central Bank of the Republic of Armenia.</b></p> <p><b>IN CASE OF NON-FULFILLMENT OR INCOMPLETE FULFILLMENT OF THE OBLIGATION BY THE BORROWER, AFTER 7 WORKING DAYS, THE LENDER SENDS THAT DATA TO THE CREDIT BUREAU, WHERE THE CREDIT HISTORY OF THE BORROWER IS FORMED. THE BORROWER HAS THE RIGHT TO GET HIS CREDIT HISTORY FROM THE CREDIT BUREAU ONCE A YEAR FOR FREE.</b></p>

		<b>ATTENTION: A BAD CREDIT HISTORY CAN HINDER YOU WHEN GETTING A LOAN IN THE FUTURE.</b>
		<b><i>The bank has the right to foreclose on the collateral without applying to court.</i></b>
		<b><i>In the case of confiscation of the pledged real estate, if the claim secured by the pledge is not fully satisfied at the expense of the money received from the sale, the difference is confiscated from the borrower's other property.</i></b>
6.3	Other Customer Expenses	Collateral evaluation expenses (15,000-25,000 AMD) in accordance with the rates set by evaluation companies cooperating with the Bank, Notary expenses (15,000-25,000 AMD), Cadastral costs: state registration of the right (in the case of purchasing an apartment: 72,000-73,000 AMD, in other cases: 27,000-28,000 AMD), Single reference: AMD 10,000 Property insurance costs against fire and other risks - 0.15% of the remaining amount of the loan (according to the rates set by the insurance companies cooperating with the Bank), Accident insurance expenses - 0.15% of the remaining amount of the loan (according to the rates set by the insurance companies cooperating with the Bank)
6.4	Credit application review period	Up to 7 working days
6.5	Place of loan formulation	All branches of the bank (except Ararat and Arshakuni branches)
6.6	These conditions are used from applications received from 27.03.2023.	

## **7. Classification of primary and secondary income of borrower/co-borrower**

### **\* As primary income is accepted.**

- income confirmed by the certificate submitted from the place of work: salary and other payments equivalent to it (based on the joint order of the Minister of Finance of the Republic of Armenia, Chairman of the RA State Revenue Committee and RA Minister of Labor and Social Affairs defining the list of salary and other payments equivalent to it),
- documented dividends,
- business income substantiated by tax reports,
- incomes substantiated by documents - incomes from rent, which are fixed by a lease agreement approved by a notary and registered by the State Committee of the Real Estate Cadastre, and the lease agreement must be signed no less than three months before the moment of submitting a loan application (except for lease contract revision cases) and must be concluded for at least one year,
- pensions and state benefits of a periodic nature, with a certificate from an approved authorized body.

### **\*\* As secondary income is accepted.**

- The interest amounts to be received according to the deposit agreement invested in the bank, moreover, the deposit agreement must be concluded no less than three months before the moment of submitting a loan application and must be concluded for a period of at least one year, and other similar incomes, which are included in the creditworthiness calculation at 60% to the extent of declared incomes: other incomes declared by the Client (for example, remittances received regularly during the last 12 months, payments received for overtime work, incomes from the provision of paid services and other similar incomes), which are taken into account in the calculation of creditworthiness in the maximum amount of 60% :

## **8. List of documents required for mortgage lending**

<b>List of documents</b>	<b>Documents required from the client</b>	<b>Documents required from co-borrower</b>
Identity document (passport or identity card)	✓	✓
Social security card or public service number, if not, a reference from the relevant authority (not required if an identification card is presented) or a copy	✓	✓
Copies of husband's/wife's passport and social card or public service number / in case of absence - reference from the relevant authority	✓	✓
Copy of marriage certificate if available	✓	✓
Employment and income certificate, which will describe the position held in the given company, length of service, as well as the actual income received	✓	✓

during the last 12 months		
Evidence of secondary income /if any/	✓	✓
Proof of declared income /if any/	✓	✓
Information from the Developer regarding the price of the property etc.		
Property valuation report made by an independent appraiser /in case of additional property/.	✓	-
<b>List of documents required after making a decision on granting a loan</b>		
Real estate sale and pledge/mortgage/ contract	✓	
Certificate of Purchase/Title Registration	✓	
Lien registration certificate	✓	
Other documents as needed	✓	

**Attention:**

For foreign currency loans, changes in the exchange rate may affect loan repayments. Interest on the loan is calculated based on the nominal interest rate. The nominal interest rate indicates how much the loan's annual interest rate is, calculated on the loan balance on an annual basis.

**Bank Information**

**"AMIO BANK" Closed Joint Stock Company**

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Registration certificate: No. 0176, issued on 10.12.1991, Banking license: No. 40, issued on 10.12.1991.

The list of services that the Bank has the right to provide in accordance with Chapter 4 of the RA Law "On Banks and Banking Activities".