

AMIO-REFINANCING

Terms and rates of mortgage loans refinancing provided for the purpose of purchasing/renovating real estate (with own resources)

1. Basic loan conditions			
1.1	Refinance loan type	Mortgage loan (acquisition or renovation)	
1.2	Annual nominal interest rate of the loan	With revenue analysis	Income analysis is not performed, only the existence of the fact of the customer's work is taken into account
		-1.5% of the customer's current loan interest rate, but not less than 12.5%	-1.5% of the customer's current loan interest rate, but not less than 12.75%
1.3	Annual effective interest rate	Minimum 13.24%	
1.4	Type of loan interest rate	Fixed adjustable interest rate ¹	
1.5	Currency	AMD RA	
1.6	Minimum loan amount	1,000,000 AMD	
1.7	Maximum loan amount (maximum amount per borrower)	In the amount of the refinanced loan balance	
		At the customer's request, without additional analysis, he can be provided with a credit line in the amount of the principal amount of the refinanced mortgage loan (Companion Cards).	
1.8	Loan term	240 months /but not more than 36 months added to the remaining term of the mortgage/	
1.9	Loan and interest repayments	According to the customer's choice: <ul style="list-style-type: none"> • annuity payments • equal monthly repayment of the principal amount of the loan and monthly repayment of accrued interest 	
1.10	Loan provision manner	A one-time, non-cash payment to the customer's account and to the extent of the loan balance in another financial institution is directed to the repayment of that loan (repayment by credit code)	
1.11	Loan/collateral maximum ratio/ (calculated with respect to the	<ul style="list-style-type: none"> • In case of transfer of ready-made property purchased from the primary market -90% 	

¹ 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.

	estimated market value of the collateral in accordance with the rates applicable in the Bank)	<ul style="list-style-type: none"> 80% of the estimated value of the property purchased from the secondary market In case of transfer of the mortgage loan provided for the purpose of renovation - 80%
1.12	Early repayment of the loan	If the loan amount exceeds 15 million AMD, in case of full or partial early repayment of the loan during the first 3 years of the loan term, 3% of the amount paid before the term is paid.
2.	Bank commissions	
2.1	One-time fee for application review	Not defined
2.2	One-time loan maintenance fee	Not defined
2.3	Collateral costs	The following costs are incurred by the Bank: Fee set for the unified reference provided by the RA Cadastre Committee Fee for notarization of mortgage agreement Registration fee at the RA Cadastre Committee of Bank Law arising from the mortgage agreement
2.4	Opening/maintenance of bank accounts (one-off) - provision of statements, their copies, references and other information	According to the current tariffs of the Bank
3.	Requirements and conditions to the borrower/co-borrower	
3.1	Status	RA resident natural person who has permanent registration or actual place of residence specified in the identity document
3.2	Age	RA resident natural person over 21 years old, whose age does not exceed 70 years before the loan maturity date
4.	Requirements to the loan to be refinanced	
4.1	Loan maintenance period	In other banks/credit organizations, the loan secured by real estate must be serviced for at least 24 months.
4.2	Other terms	Refinancing is carried out in the name of the borrower (The borrower must remain unchanged) The participants in the transaction remain unchanged. An exception is the death of any party to the transaction.
5.	Requirements and conditions to the subject of pledge	
5.1	Subject of collateral	A subsequent lien on real estate that is collateral in another financial institution. For pledges that are a means of securing the main credit agreement, it is necessary to submit a letter/reference from another financial organization stating that the organization will terminate its pledge right to the real estate fully after the loan obligations are paid off. After the loan provision, the customer is obliged to submit to the Bank a warrant/reference confirming the final repayment of the existing loan in another financial organization and the release of real estate from the pledge within 15 working days,

		in case of non-submission, the nominal interest rate may be set at 21.5%.
5.2	Appraisal of collateral	In case of transfer of real estate, the valuation is carried out by an independent valuation company cooperating with the Bank.
5.	Insurance requirements	
5.1	Insurance	<ul style="list-style-type: none"> Real estate collateral insurance – mandatory Accident insurance - mandatory 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.
6.	Additional Terms	
6.1	Annual interest rate of the credit line	15% The interest rate is applied to the used part of the credit line, the interest rate is set to 0% for the unused part.
6.2	Interest rate type	Fixed
6.3	Term of credit line	If the mortgage term exceeds 120 months, the term of the credit line is 60 months, otherwise - 36 months.
6.4	Minimum credit line amount	100,000 AMD
6.5	Maximum credit line amount	8,000,000 AMD
6.6	Credit line typ	Partially Revolving Credit Line
6.7	One-time fee	Not defined
6.8	Security	Right to receive income
7.	Additional terms	
7.1	Rejection of the application	<p>The customer does not comply with the requirements set by the Bank.</p> <p>Credit criteria</p> <ul style="list-style-type: none"> - Solvency criteria - Creditworthiness standards
7.2	In case of non-fulfillment of credit obligations by the borrower	<p>The bank has the right to:</p> <ul style="list-style-type: none"> Continue to apply the interest calculation provided by the Agreement to the overdue loan. Apply a penalty of 0.13% for each day overdue on overdue interest and overdue credit. In case of overdue obligations, repayments are made in the following order: <ol style="list-style-type: none"> 1) Penalty/penalties 2) Interests 3) Principal amount <p>IN CASE OF DEFAULT OR INCOMPLETE FULFILLMENT BY THE BORROWER, AFTER 7 WORKING DAYS, THE LENDER SENDS THAT DATA TO THE CREDIT BUREAU, WHERE YOUR CREDIT HISTORY IS FORMED. YOU HAVE THE RIGHT TO GET YOUR CREDIT HISTORY FROM THE CREDIT BUREAU ONCE A YEAR FREE OF CHARGE. ATTENTION: A BAD CREDIT HISTORY MAY HINDER THE BORROWER WHEN GETTING A LOAN IN THE FUTURE.</p> <p>The bank has the right to foreclose on the collateral without going to court.</p>

		In 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.
7.3	Customer's other costs	<ul style="list-style-type: none"> ✓ Costs related to collateral evaluation (15,000-25,000 AMD) in accordance with the rates set by evaluation companies cooperating with the Bank ✓ Costs related to property insurance 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). ✓ Costs related to accident insurance - 0.15% of the remaining amount of the loan (according to the rates set by the insurance companies cooperating with the Bank)
7.4	Credit application review period	<i>Up to 3 working days</i>
7.5	Place of loan provision	All branches of the bank (except Kumayri branch)

WARNING:

Your property may be confiscated in a manner prescribed by law for failure to fulfill or improper fulfillment of obligations under loan agreement.

ATTENTION:

THE BORROWER HAS THE RIGHT TO COMMUNICATE WITH THE FINANCIAL ORGANIZATION IN A FORM HE/SHE PREFERS (BY POST OR ELECTRONIC COMMUNICATION). OBTAINING INFORMATION THROUGH ELECTRONIC COMMUNICATION IS MOST CONVENIENT. IT IS AVAILABLE IN 24/7 MODE, IS FREE OF THE RISK OF LOSS OF PAPER DOCUMENTS AND ENSURES CONFIDENTIALITY.

7 DAYS BEFORE SIGNING THE CREDIT AGREEMENT, THE CONSUMER IS PROVIDED WITH A CONTRACT PROPOSAL, HAVING TIME TO THINK.

You can get acquainted with "Your financial directory" following the link: www.fininfo.am:

Attention:

"YOUR FINANCIAL DIRECTORY" IS AN ELECTRONIC SYSTEM, WHICH FACILITATES SEARCHING, COMPARING AND SELECTING THE MOST CONVENIENT OPTION OF SERVICES RENDERED TO INDIVIDUALS.

Note:

THE INTEREST AMOUNTS ARE CALCULATED BASED ON THE NOMINAL INTEREST RATE. AND THE EFFECTIVE ANNUAL INTEREST RATE ON LOANS MEASURES THE REAL COST OF CREDIT AFTER THE INTERESTS ARE PAID AND OTHER PAYMENTS ARE MADE WITHIN THE SPECIFIED TIME AND AMOUNTS. THE EFFECTIVE ANNUAL INTEREST RATE IS CALCULATED BASED ON THE FOLLOWING FORMULA:

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.

*** The effective annual interest rate on loans measures the real cost of credit after the interests are paid and other payments are made within the specified time and amounts.**

Formula for calculation of annual effective interest rate.

The effective annual interest rate is calculated based on the following formula:

$$A = \sum_{n=1}^N \frac{K_n}{(1 + i)^{\frac{D_n}{365}}}$$

Where:

i - effective annual percentage rate (APR),

A - loan amount (initial amount of loan disbursed by the creditor to the consumer),

n – number of the regular repayment on loan, N - number of the last repayment on loan,

Kn- amount of the n-th regular repayment on loan,

Dn- time from the date of loan disbursement to the date of the n-th regular repayment on loan measured

in terms of days,

i – effective annual interest rate can be calculated provided that the rest of equation data are known

from loan agreement or otherwise.

To calculate the annual effective interest rate, you can use the calculator following the link <http://www.amiobank.am/am/page/Crediting>.

Information about the bank:

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Web page www.amiobank.am, e-mail: info@amiobank.am

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

The list of services provided by the Bank in accordance with Chapter 4 of the RA Law "On Banks and Banking Activities".