Ուժի մեջ է 03.10.2023թ.

Information summary			
National Mortgage Loan			
Loan purpose	Purchase and construction of real estate Renovation of real estate	Real estate renovation	
Loan currency	AMD		
Principal repayment grace period	0-6 months ! Applicable only to the “Warm Homes” loan type.		
Loan amount	3,000,000-60,000,000 AMD		300,000-3,000,000 AMD
Loan term	Purchase and construction of property	Renovation	“Warm Homes” renovation
	120-240 months	60-120 months	60-120 months
** Loan nominal annual interest rate /fixed/	Purchase and construction of property ***	Renovation	“Warm Homes” renovation
	120-180 months - 13%* 181-240 months - 14%*	60-84 months -13.5%* 85-120 months - 14.5%*	60-120 months - 13%
	* For loans exceeding AMD 35,000,000 for property acquisition or construction and/or where the LTV ratio is 45%–60%, the interest rate is set at 15.5% and 16.5%, respectively; for renovation loans, the rates are 16% and 17%, respectively. ** If the loan meets energy efficiency criteria, the interest rate is set 0.5 percentage points lower than the applicable interest rate, except for the “Warm Homes” loan type. *** For property acquisition (pledge of rights, phased loan) and construction loans, the loan interest rate is set 3 percentage points higher, respectively, until the loan is refinanced.		
Loan Annual Effective Interest Rate	120-180 months- 13.8-14.6% 181-240 months - 13.5-15.5%	60-84 months - 14.4-15.7% 85-120 months 15.5-16.5%	60-120 months - 13.8%
! For the employees of “Fast Bank” CJSC and its affiliated organizations, an interest rate 1 percentage point lower than the annual nominal interest rate established for this loan type applies.			

Security	• Real estate to be purchased / constructed / renovated • Additional collateral may be required. (The mortgage agreement is notarized.)	• 300,001-1,500,000 - 1 guarantee • 1,500,001 - 3,000,000 - 2 guarantee
Penalty for overdue principal amount	0.1% daily	
	0.13% daily	
Loan disbursement fee	**Not required**	
Early repayment of the loan	• The Borrower has the right to make full or partial early repayment of the loan • Early repayment penalty is **not applied**.	
Repayment Method	Annual repayment (Equal monthly payments of principal and interest)	
Prepayment (for acquisition loans only)	• At least **30%** of the valued market value of the property • Or **10%**, if: 1. Additional residential real estate is pledged, or 2. Liability insurance is available in the amount equal to the difference between 30% of the appraised market value of the acquired residential real estate and the 10% or higher prepayment made by the Borrower.	
Maximum Loan-to-Value (LTV) ratio	For acquisition/construction loans: • 70% of the appraised market value of the property • Or 90%, if: 1. Additional residential real estate is pledged, provided that the loan amount cannot exceed 70% of the total value of the real estate properties, or 2. Liability insurance is available in the amount equal to the difference between 30% of the appraised market value of the acquired residential real estate and the down payment made by the Borrower in the amount of 10% or more. • 70% of the appraised market value of the property Moreover, in case of a difference between the appraised market value of the property and the purchase price, the lower of the two values is taken into account.	
Collateral appraisal	The collateral is subject to appraisal by independent valuation companies cooperating with the Bank. The list is available here.	

Insurance	• Insurance of the acquired / constructed / renovated real estate • Borrower accident insurance • Insurance of the unpaid prepayment amount (UPA) (if required) Insurance is provided by insurance companies cooperating with the Bank. The list is available here. ! Insurance is provided in favor of the Bank for the outstanding loan balance throughout the entire loan term and does not apply to the “Warm Homes” loan type.:
Borrower	A citizen and resident of the Republic of Armenia aged 21 to 65, whose age at the loan maturity date must not exceed 65 years.
Co-borrower	A citizen and resident of the Republic of Armenia aged 18 to 65. The Borrower’s father, mother, spouse, spouse’s parents, grandmother, grandfather, sister, brother, children, as well as the spouses and children of the Borrower’s siblings may act as co-borrowers.

Before the agreement is signed, the Bank will provide you with the Individual Sheet of Essential Mortgage Loan Terms, which sets out the key terms and conditions of the loan to be granted to you.

Notice

1. To use the services provided under these tariffs, the Borrower shall pay the following fees for services rendered by the third parties listed below:

- Certificate on encumbrances/restrictions related to the real estate – AMD 10,000,
- State registration fee for property rights – AMD 26,000–52,000,
- Notarization fee for the agreement – AMD 12,000–30,000,
- Real estate insurance premium – 0.15% of the outstanding loan balance,
- Accident insurance premium – 0.15% of the outstanding loan balance.
- Insurance premium for the unpaid prepayment amount (UPA) – 1.8%–2% of the actual outstanding UPA balance (applicable until the UPA is repaid in full).
- Collateral valuation fee – AMD 15,000–25,000.

2. Regardless of the rates of third-party fees specified in these terms, the fees for services provided by such third parties may be subject to change.

3. Loan interest is calculated on the outstanding loan balance based on a 365/366-day year calculation.

4. The loan is provided in a non-cash, lump-sum manner; however, in the case of renovation, construction, or acquisition of residential real estate from the primary market, it may also be provided in phases/tranches.

5. The list of required documents, as well as the list of insurance companies and independent appraisers cooperating with the Bank, is defined in separate Appendices.

6. The loan is provided at all branches of the Bank.

7. **The factors for making a positive decision on loan approval are:**

- The Borrower's, Collateral's, and Guarantor's (if applicable) compliance with the requirements set forth in this document.
- As of the application submission date, the Borrower shall not have overdue obligations and must be classified under the "Standard" category.
- In the case of acquisition loans, the seller and the buyer cannot be members of the same family. For the purposes of these terms, family members include the father, mother, spouse, spouse's parents, grandmother, grandfather, sister, brother, children, as well as the spouses and children of the Borrower's siblings.
- During the 12 months preceding the application date, the total number of days of overdue obligations must not exceed 30 days.
- Households must allocate more than 40% of renovation loan funds toward the purchase of materials/items intended to improve energy efficiency, including up to 20% of the loan amount that may be allocated for the purchase of energy-saving household appliances.

8. **The factors for loan rejection are:**
The Borrower's and/or Collateral's non-compliance with the requirements set forth in this document and insufficient income.

9. After submission of the required documents, a decision on the loan application is made and the Borrower is notified within up to 5 business days.

10. Loan disbursement: within up to 2 business days after submission of all required documents.

11. Any amount credited for the purpose of loan repayment is generally allocated by the Bank to the amounts payable by the Customer to the Bank under the Loan Agreement as of the date of crediting, including penalties, service fees, interest, and repayment of the loan principal. The Bank has the right to establish a different order of allocation of payable amounts in the agreement concluded with the Customer.

12. In case of early repayment of the loan by the Customer, the loan interest amounts shall be reduced proportionally, and, if applicable, service fees shall also be reduced if they are accrued on a daily basis. Payments made to third parties are not subject to reduction.

13. The terms and tariffs for the provision of statements, their duplicates, certificates, and other services are published on the Bank's official website at www.fastbank.am, and are also displayed at the Bank's operating locations.

14. If the Borrower fails to fulfill the loan obligations, the Bank has the right to demand that the Guarantor fulfill the loan obligations. In addition, as a result of such non-performance, the Guarantor's credit history may deteriorate, and the Guarantor may potentially lose their own property.

15. WARNING: IN CASE OF FAILURE TO TIMELY PAY INTEREST AMOUNTS, THE LOAN AMOUNT, OR SERVICE FEES, THE PLEDGED PROPERTY MAY BE SUBJECT TO FORECLOSURE IN ACCORDANCE WITH THE PROCEDURE ESTABLISHED BY LAW.

If, due to failure to fulfill loan obligations, the obligations are repaid through foreclosure of the collateral, and the value of the collateral is insufficient to cover your loan obligations, the Bank may, in accordance with the procedure established by the legislation of the Republic of Armenia, repay the loan obligations using your other assets.

16. WARNING: IN CASE OF FAILURE OR IMPROPER FULFILLMENT OF YOUR OBLIGATIONS, THE ORGANIZATION SHALL SUBMIT SUCH INFORMATION TO A CREDIT BUREAU WITHIN 3 BUSINESS DAYS, WHERE YOUR CREDIT HISTORY IS FORMED. YOU HAVE THE RIGHT TO OBTAIN YOUR CREDIT HISTORY FROM THE CREDIT BUREAU FREE OF CHARGE ONCE A YEAR. WARNING: A POOR CREDIT HISTORY MAY PREVENT YOU FROM OBTAINING LOANS IN THE FUTURE.

17. WARNING: LOAN INTEREST AMOUNTS ARE CALCULATED BASED ON THE NOMINAL INTEREST RATE, WHILE THE ANNUAL EFFECTIVE INTEREST RATE INDICATES THE TOTAL COST OF THE LOAN, INCLUDING INTEREST AMOUNTS AND OTHER PAYMENTS, IF MADE WITHIN THE SPECIFIED TERMS AND AMOUNTS. THE PROCEDURE FOR CALCULATING THE ANNUAL EFFECTIVE INTEREST RATE IS PUBLISHED ON THE ORGANIZATION'S OFFICIAL WEBSITE (www.fastbank.am).

18. WARNING: YOU HAVE THE RIGHT TO COMMUNICATE WITH THE BANK BY YOUR PREFERRED METHOD: BY POSTAL COMMUNICATION OR ELECTRONICALLY. RECEIVING INFORMATION ELECTRONICALLY IS THE MOST CONVENIENT OPTION. IT IS AVAILABLE 24/7, FREE FROM THE RISKS OF LOSING PAPER-BASED INFORMATION, AND ENSURES CONFIDENTIALITY.

19. WARNING: YOUR "FINANCIAL INFORMANT" IS AN ELECTRONIC SYSTEM THAT FACILITATES THE SEARCH AND COMPARISON OF SERVICES OFFERED TO INDIVIDUALS AND HELPS YOU CHOOSE THE MOST SUITABLE OPTION FOR YOU.

ATTENTION: THE BANK IS SUPERVISED BY THE RA CENTRAL BANK.