

# MORTGAGE LOAN FOR FUNDING CURRENT NEEDS

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## GENERAL TERMS AND CONDITIONS

**Currency:** BGN and EUR

**Maximum Amount:**

- ◆ For loans of up to BGN 200 000 / 100 000 including:
  1. In case the client is liable with all his/her property - "full liability" - up to 70% of the market value of property accepted as collateral,  
If the accepted collateral is a prefabricated concrete property, the lapsed lifetime of the property shall be no more than 55 years on the loan maturity date.
  2. In case the creditor satisfies itself up to the value of the real estate offered as collateral - "limited liability"
    - up to 55% of the market value of the property accepted as collateral
    - up to 50% of the value of the property, accepted as collateral, in case it is a prefabricated concrete propertyIf the accepted collateral is a prefabricated concrete property, the lapsed lifetime of the property shall be no more than 55 years on the loan maturity date.

**Repayment Term:** up to 30 years (360 months)

**Collateral:**

- ◆ First ranking mortgage in favor of the Bank (contractual or legal) on a property;
- ◆ Pledge on the borrower's future receivables from employment / official / civil relationships / contract for management and control / pension;
- ◆ Additional collateral - pledge on cash receivables in all accounts opened in the name of the borrower at Cibank JSC.

In case the client chooses the limited liability option under which the creditor satisfies itself up to value of the property offered as collateral, the above mentioned collateral shall not be registered.

**Disbursement:**

One-off by transferring the amount into a current account of the borrower.

**Repayment:**

The loan shall be repaid in equal monthly annuity installments, including principal and interest or in equal principal repayment installments and deductible interest. The number of installments corresponds to the number of months in the loan repayment term.

**Covenants:**

A loan is granted only to persons, who:

- ✓ ensure a transfer of his/her salary to an account at the Bank or submit a document certifying periodic transfers of salaries issued by another bank.

**Bonuses:**

- ✓ A MasterCardStandart / Visa Classic revolving credit card with a pre-approved limit of up to 5% of the approved mortgage loan (the max. of BGN 5,000). Additional information about the revolving credit card is available of the website of the Bank

## INTEREST RATES AND FEES

### Interest Rates (per annum):

Loan interest rates are variable and are formed as the sum of the reference interest rate of CIBANK for loans in BGN or EUR plus a margin, as follows:

For loans in BGN and EUR	from 4.95% (reference interest rate of 0.70% + margin of 4.25 points)
	from 4.95% (reference interest rate of 0.50% + margin of 4.45 points)

The interest rate may change in case of change of the RIR of CIBANK.

The RIR of CIBANK is determined in accordance with a Methodology approved by the Bank for calculation of the reference interest rate of CIBANK JSC (Methodology). The Methodology contains a clearly defined calculation procedure (formula), which states the type, quantity and relative weight of the separate components – market indexes and indicators or a combination thereof. The market indexes and indicators are announced on a monthly basis in the interest rate statistics of the BNB/ECB. Direct reference to the documents published by the BNB/ECB is provided at the website of CIBANK. The Methodology and the values of the market indexes and indicators which are used for calculation of the current value of the RIR are published at the website of the Bank.

The RIR is 0.70% for loans in BGN, and 0.50% for loans in EUR; it is valid until further change by the Bank.

The existing RIR may change twice a year in case of change as to 30 June and 31 December of the values of the market indexes and indicators based on which the RIR has been determined. A change in the value of RIR takes effect as of 1 August and 1 February only if the difference between the existing RIR and the new one in absolute value equals or exceeds 0.5%. The new RIR may be higher or lower than the existing one. The new RIR affects the size of monthly repayment installments which are due from the month following the month as of which the new RIR takes effect.

The Bank notifies the Clients about the new RIR by displaying it in prominent places in the offices of the Bank and on its website before the change enters into force.

Representative example of a loan repaid in equal monthly annuity installments, according to these interest rates :

Loan amount	Loan term (in months)	Interest rate	Monthly repayment installment		Total amount	APR*
			count	amount		
50 000 BGN	240	4.95%	240	328.60 BGN	80,866.66 BGN	5.43%
50 000 EUR	240	4.95%	240	328.60 EUR	80,442.13 EUR	5.35%

\*Upon calculating the APR, it is assumed that the loan is disbursed immediately and in full; the interest is unchanged from its original amount and will be repaid along with principal payments; one-off due expenses other than interest are paid on the day of conclusion of the loan agreement; costs which are due periodically, other than interest, are unchanged from their original amounts and will apply until expiration of the specified loan period; the mortgaged real estate is insured in favor of the Bank until final repayment of the loan for an amount not less than 100% (one hundred percent) of the amount of outstanding principal on the loan.

Upon calculating the APR, the following costs are taken into account:

One-off due expenses:

Fee for review of loan documentation 120 BGN/60 EUR,

Fee for opening a current account 2 BGN/1 EUR,

Fee for real estate valuation in case the property is an apartment 130 BGN/66.47 EUR

Periodically due expenses:

Monthly account service fee (including an account statement sent via electronic channels (email, web portal) 2.50 BGN/1.25 EUR.

Annual insurance premium for the real estate, calculated as 0.19% (zero point nineteen percent) of the insurance amount equal to 100% (one hundred percent) of the outstanding principal of the loan. The total due insurance premium for the real estate (approximate amount) for the entire period of the loan is 1 151.05 BGN/EUR

The calculation of APR does not include any notary fees for establishment, renewal, modification and deletion of the mortgage and the state fee for registration of the mortgage, which are payable by the borrower.

#### **Fees and Commissions:**

- ◆ One-off review fee of BGN 120.00 / EUR 60.00
- ◆ One-off fee for valuation / revaluation of the property offered as collateral in accordance with the tariff of the respective licensed valuer
- ◆ Opening a current account fee 2 BGN/1 EUR
- ◆ Monthly account service fee, (including an account statement sent via electronic channels (email, web portal) 2.50 BGN/1.25 EUR
- ◆ Commitment commission:  
0% - for mortgage loans disbursed within 1 month from the date of signing of the loan contract;  
0.50% per annum on the non-disbursed part (tranche, stage) after the first month from the date of signing of the loan contract.
- ◆ Renegotiation of price parameters of the loan - 1% of the outstanding loan
- ◆ Renegotiation of non-price parameters of the loan - BGN 30