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**MORTGAGE LOAN: TERMS OF MORTGAGE LOANS TO NON-RESIDENT INDIVIDUALS FOR ACQUISITION OF RESIDENTIAL REAL ESTATE FROM PRIMARY OR SECONDARY MARKETS**

Loan currency	AMD	USD	EUR
Application and documents accepted at:	All the branches of the Bank and the Head Office		
Loan financing source	ARDSHINBANK CJSC		
Loan financing source	1. Acquisition of completed residential real estate from development companies cooperating with the Bank* or residential real estate under development (rights pertaining thereto); 2. Acquisition of a parking lot simultaneously with the Apartment from the development companies cooperating with the Bank*; 3. Acquisition of real estate from the secondary market.  *Information about the developers cooperating with the Bank can be accessed by following the link below: <a href="https://www.ardshinbank.am/for-you/real-estate?lang=hy">https://www.ardshinbank.am/for-you/real-estate?lang=hy</a>		
Location of property being acquired	Republic of Armenia		
Minimum loan amount	AMD 3,000,000	none	none
Maximum loan amount	AMD 200,000,000	USD 400,000	EUR 400,000
Maximum value of property being acquired	N/A		
Type of interest rate	Floating <sup>1</sup>		
Annual interest rate (floating) <sup>1</sup>	From SR+3.7% pursuant to <b>Table 1</b>	From SR+5.7% pursuant to <b>Table1</b>	From SR+6.1% pursuant to <b>Table 1</b>
Actual annual interest rate	14.0-14.4%	10.1-10.8%	8.9-9.6%
Minimum timeframe	120 months	36 months	36 months
Maximum timeframe	240 months		
Loan and interest sum redemptions	Monthly annuity payments		
Minimum prepayment from apartment purchase value	1. 30% in case of property acquisition from development companies* cooperating with the Bank 2. 50% in case of property acquisition from the secondary market		
Fee for loan bid review	none		
loan issuance commission fee in lump sum	none		
Loan procession fee **	1. AMD 71,200 in case of registering the Borrower's ownership of completed property and the Bank's right of pledge 2. AMD 53,100 in case of registering the Borrower's right to purchase the property under development and the Bank right to purchase; 3. AMD 27,100 in case of registering the pledge of the Bank's right to purchase, and the Bank's right of pledge in relation to extra property		
Monthly loan maintenance fee	None <i>The amount of the monthly maintenance fee is not subject to change throughout the entire effective loan period.</i>		



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<b>Other fees paid for property procession:</b>	The Borrower shall pay for: 1) property evaluation (development activities in case of completed property); 2) reception of a single reference on property restrictions, and 3) notarial authentication of pledge agreements 4) After completion of development activities: - property evaluation; - Borrower's ownership, and - state cadastral registration of the Bank's rights to pledge with an estimated total value of AMD 40,000 – AMD 105,000
<b>Issuance of statements</b>	Free for statements covering records of up to 1 month; Free at least 4 times per year covering a period of time specified by the Borrower at his/her own request; AMD 1,000- AMD 5,000 for statements and references covering any other time period of time (see <a href="https://www.ardshinbank.am/content/բանկային-հաշիվ/">https://www.ardshinbank.am/content/բանկային-հաշիվ/</a> ).
<b>Loan/pledge maximum ratio</b>	1. 70% in case of th acquisition of property from development companies cooperating with the Bank 2. 50% in case of the acquisition of property from the secondary market
In case of property being acquired from the primary market – whenever a parking lot (garage) is purchased simultaneously with the apartment – the latter may also be accepted as a pledge.	
<b>Loan issuance procedure</b>	Lump sum
<b>Loan issuance method</b>	Non-cash, i.e. – via transfer to the Bank account opened on behalf of the Borrower
<b>Withdrawal of the loan and prepayment sum total by the Seller</b>	none
<b>Fee for bid review for replacing Co-Borrowers</b>	AMD 15,000
<b>ՎԱՐԿԱՌՈՒԻՏԻՆ/ՀԱՄԱՎԱՐԿԱՌՈՒԻՏԻՆ ՆԵՐԿԱՅԱՑՎՈՂ ՊԱՀԱՆՋՆԵՐ</b>	
<b>Borrower's/Co-Borrower's status</b>	A non-resident individual (with or without citizenship of the Republic of Armenia) aged 21 and above
<b>Borrower's/Co-Borrower's age</b>	Upon the expiry of the loan redemption period, at least one shall not be aged above 65 (up to 66).
<b>Borrower's/Co-Borrower's income</b>	1. The incomes declared by the Borrower shall be taken as a basis; 2. No requirements shall be set for the Co-Borrower.
<b>Other requirements for the Borrower and the Co-Borrower</b>	Available cell phone number and email address
<b>REQUIREMENTS AND TERMS FOR THE COLLATERAL</b>	
<b>Surety</b>	1. The residential real estate being purchased; 2. The parking lot (if purchased simultaneously with the apartment)
<b>PENALTIES, FINES</b>	
<b>In the event of non-performance of liabilities by</b>	24% per annum for an overdue loan



the Borrower	
Penalty for an overdue interest sum	48% per annum
Penalty for early loan redemption	none

### DECISION-MAKING TIMEFRAMES, FACTORS

<b>Decision-making timeframe</b>	
Decision-making notification timeframe	1 day
Issuance timeframe	1 business day after notarial authentication of pledge agreement and cadastral registration of the pledge
Positive decision factors	compliance of the crediting terms and submission of required documents
Loan rejection factors	Borrower's/Co-Borrower's negative creditng history, incomplete document submission, evaluation of the Customer's credit worthiness as insufficient

### SETTLEMENT RATE TABLE

	AMD	USD	EUR
<b>Effective</b>	9.5%	4.0%	2.5%

### IMPORTANT TO KNOW

THE BORROWER SHALL BE ENTITLED TO DISCHARGE (REDEEM), IN FULL OR IN PART, THE LIABILITIES UNDER THE AGREEMENT AHEAD OF SCHEDULE, IN WHICH CASE THE PRINCIPAL SUM OF THE CREDIT SHALL BE REDUCED IN THE AMOUNT OF THE SUM BEING PAID; THE TOTAL EXPENSES FOR CREDITING THE BORROWER SHALL BE REDUCED PROPORTIONATELY. IN THAT CASE, THE INTEREST SUM ACCRUED TO THE BALANCE OF THE PRINCIPAL AMOUNT OF THE LOAN AND THE MAINTENANCE FEE ACCURED TO THE BALANCE OF THE PRINCIPAL AMOUNT OF THE LOAN SHALL BE SUBJECT TO REDUCTION FROM THE TOTAL CREDIT COSTS. MEANTIME IN THE EVENT OF EXERCISING ITS RIGHT HEREUNDER, THE BANK MAY NOT APPLY RESPONSIBILITY MEASURES.

In the event of the non-performance or improper performance of his/her liabilities under the Loan Agreement, the Borrower may be stripped of his/her right to the property being purchased and pledged.

In the event of a failure to fully redeem the loan liabilities at the expense of the pledge, the full redemption shall be made at the expense of other means and property units pertaining to the Borrower and the Pledgers.

In the event of overdue liabilities, the redemptions shall be made in the following sequence: expenditures made by the Bank with respect to the confiscation of the property pledged in a prescribed manner and other debtor's liabilities to the Bank on the part of the Borrower and/or the Co-Borrower (generated as part of loan agreements), the forfeit penalty settled for (accrued to) the overdue liability, interest sum settled for (accrued to) the overdue Loan, settled (accrued) yet unpaid overdue interest sum, overdue loan, loan maintenance fee, fixed-term interest sum settled (accrued) for the loan use, and the Loan amount.


The sequence of monetary liabilities may change at the Bank's discretion without notice to the Borrower/Co-Borrower.

The Bank undertakes to provide the Customer with the contract proposal seven days in advance and grant a seven-day reflection period.

The Bank's **MOBILE BANKING** application enables features such as money transfers, loan redemptions, viewing of account balances and transactions, payments and numerous other transactions that can be accessed by following the link below:

<https://www.ardshinbank.am/content/Նրբայլ-բանկինգ>

Loans shall be issued by applying the standard form agreements approved by the Bank. In case of cooperating developers, the standard form agreement

	<b>Management Board Decision no. 01/048-280 L dated July 4, 2024</b>	<b>page 4 / 4</b>
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designed for the specific developer shall be concluded. In case of the acquisition and pledging of a parking lot, separate loan and pledge agreements shall be signed. Pledge agreements shall be authenticated by a notary. The right to the ownership of an apartment (parking), the Bank's right to pledge and other property rights shall be subject to state registration.

The information about companies conducting pledge registration shall be published on the Bank's official website ([www.ardshinbank.am](http://www.ardshinbank.am))

**ATTENTION:**

The loan interest rates shall be settled based on the nominal interest rate. And the actual annual interest rate shall reveal the loan value for the specific customer in case of paying the established fees within prescribed timeframes and in established amounts. Information about the procedure of settling the actual annual interest rate can be accessed by visiting the Bank's official website at [www.ardshinbank.am](http://www.ardshinbank.am).

**Table 1**

Developers Cooperating with the Bank*			
Currency	AMD	USD	EUR
<b>50% prepayment</b>	SR+3.7%	SR+5.7%	SR+6.1%
<b>30% prepayment</b>	SR +4.0%	SR+6.3%	SR+6.7%

Secondary Market*			
Currency	AMD	USD	EUR
<b>50% prepayment</b>	SR+4.0%	SR+6.3%	SR+6.7%

The list of evaluating organizations can be accessed [here](#)

**ATTENTION:**

YOUR PROPERTY MAY BE CONFISCATED IN A MANNER PRESCRIBED BY LAW IN THE EVENT OF YOUR FAILURE TO MAKE A TIMELY REDEMPTION OF THE INTEREST SUM AND THE CREDIT.

IN THE EVENT OF YOUR NON-PERFORMANCE OR IMPROPER PERFORMANCE OF THE LIABILITY, THE LENDER SHALL, AFTER 3 BUSINESS DAYS, SEND THE DATA TO A CREDIT BUREAU TO HAVE YOUR CREDIT HISTORY GENERATED. YOU ARE ENTITLED TO ANNUALLY GET A FREE COPY OF YOUR CREDIT HISTORY.

A POOR CREDIT HISTORY MAY BE A HINDRANCE TO YOUR FUTURE CHANCES OF RECEIVING A LOAN. FINANCIAL INSTITUTIONS IN THE REPUBLIC OF ARMENIA ARE CONTROLLED BY THE CENTRAL BANK OF ARMENIA.