

Standard Information Sheet
 Housing loans

	Category	Housing loans																																		
1	General Terms	<p>A customer has to be a national of Bosnia and Herzegovina having permanent residence in Bosnia and Herzegovina, or a foreign national having permanent residence in Bosnia and Herzegovina for at least 5 years.</p> <p>A customer has to be older than 18 and be able to independently file an application (authorisations/powers of attorney for third parties are not allowed). The customer may not be older than 75 on the date of loan maturity.</p> <p>A customer has to be employed for at least 6 months (or for any other period of time considered as a trial work, but not shorter than 6 months) prior to filing a loan application.</p>																																		
2	Type of Loan	Housing loans																																		
3	Purpose of Loan	Purchase or construction of the property, as well as refinancing loans from other banks utilized for the purpose of buying or building properties.																																		
4	Description of Service	A housing loan is a long-term loan that should enable clients to acquire ownership of real estate or significant investments in the construction / reconstruction of residential buildings.																																		
5	Name and adress of the bank's head office	ProCredit Bank d.d. Sarajevo, Franca Lehara bb street, Sarajevo																																		
6	Amount of service, currency and terms of use	<p>Amount of the loan to be approved: from BAM 60.000 with the total investment must be at least BAM 100,000</p> <p>The loan is granted to customers receiving regular income through their account with ProCredit Bank min. for the past 3 months.</p> <p>Wherever possible the Bank shall ensure monitoring of use of loan proceeds in accordance with approved purpose.</p> <p>Other specific terms of use applied in lending to private individuals are provided in the Bank's General Business Terms and individual loan contracts.</p>																																		
7	Criterion for indexing of cash deposit/loan/microcredi/leasing	Should the loan contract include a currency clause, it is pegged to EUR according to the middle exchange rate of the Central Bank of BiH on the date of the contract.																																		
8	Term of Contract	Max. 20 years.																																		
9	Nominal interest rate and its variability and elements based on which the agreed variable nominal interest rate will be determined, the rate at the time of contract conclusion, intervals and methods of its change, including the fixed element if it has been agreed upon	<p>For repayment terms \leq 3 years the nominal interest rate shall be 3.45 % p.a. (fixed interest rate), whereas for repayment terms from 3 to 20 years it shall be 3,45% + 6-month EURIBOR (variable interest rate).</p> <p>If the variable interest rates have been agreed, the interest rate shall be adjusted twice a year, on 31 March for the period from April to September of the current year, and on 30 September for the period from October to December of the current year and from January to March of the next year. In calculation of the variable part of interest rate the value of six-month EURIBOR shall be taken into account two days prior to the beginning of next interest period and shall be applied for the next six-month interest period. It shall be determined every six months during the loan term. The official rate is published every business day on the site:www.euribor-rates.eu. The Bank shall apply the rate rounded to the second decimal place.</p> <p>An additional provision shall be applied to credit products with the interest rate determined as a sum of the reference interest rate (EURIBOR) and a margin which reads as follows: " If the reference interest rate is negative, in calculation of the interest the bank shall apply the interest rate which is equal to the margin."</p> <table border="1"> <tr> <td>At the moment of issuance of this Information Sheet the six-month EURIBOR rate is:</td> <td>-0,528%</td> </tr> </table> <p>The bank may amend some mandatory elements of the loan contract with a prior written consent of the borrower, before implementation of the amendment.</p> <p>Interest rates shall be calculated based on the proportional method 30/360.</p>	At the moment of issuance of this Information Sheet the six-month EURIBOR rate is:	-0,528%																																
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10	Effective Interest Rate (EIR) and the total amount payable by or to the borrower, is illustrated in the representative example indicating all elements used in the rate calculation (example for the bank's customer) *Notarial costs for mortgage registration on the property are taken as average costs based on notarial tariffs ** Policy costs for general risk property insurance are calculated based on the insurance company offer delivered to the customer *** Property appraisal costs are taken based on offers of independent property appraisal agencies	<table border="1"> <tr> <td>Loan amount</td> <td>500.000,00 KM</td> </tr> <tr> <td>Repayment term (in months) / Number of monthly installments</td> <td>84</td> </tr> <tr> <td>Annual nominal interest rate</td> <td>3,45%</td> </tr> <tr> <td>Loan processing fee</td> <td>0,50%</td> </tr> <tr> <td>Installment amount</td> <td>6.708,54 KM</td> </tr> <tr> <td>Currency in which the loan is repaid</td> <td>EUX (indexiran u EUR)</td> </tr> <tr> <td>Bills of exchange issuance costs</td> <td>10,00 KM</td> </tr> <tr> <td>Costs of maintenance of accounts where loan transactions are recorded (subaccount)</td> <td>2,00 KM</td> </tr> <tr> <td>Costs of the standing order registration for loan repayment (one-off)</td> <td>5,00 KM</td> </tr> <tr> <td>Costs of lien registration</td> <td>0,00 KM</td> </tr> <tr> <td>Notarial costs for mortgage registration*</td> <td>400,00 KM</td> </tr> <tr> <td>General risk property insurance costs**</td> <td>500,00 KM</td> </tr> <tr> <td>Property appraisal costs***</td> <td>200,00 KM</td> </tr> <tr> <td>Costs of issuance of certificates from the Book of Deposited Contracts and Land Registry</td> <td>0,00 KM</td> </tr> <tr> <td>Current account maintenance costs</td> <td>10,00 KM</td> </tr> <tr> <td>Total amount of the loan with interest and other costs the customer has to pay to the bank</td> <td>568.140,66 KM</td> </tr> <tr> <td>Effective Interest Rate:</td> <td>3,82%</td> </tr> </table> <p>EIR is a decursive interest rate calculated annually by applying the complex interest calculation - by compound interest method; calendar number of days in a month and 365/366 days in a year.</p>	Loan amount	500.000,00 KM	Repayment term (in months) / Number of monthly installments	84	Annual nominal interest rate	3,45%	Loan processing fee	0,50%	Installment amount	6.708,54 KM	Currency in which the loan is repaid	EUX (indexiran u EUR)	Bills of exchange issuance costs	10,00 KM	Costs of maintenance of accounts where loan transactions are recorded (subaccount)	2,00 KM	Costs of the standing order registration for loan repayment (one-off)	5,00 KM	Costs of lien registration	0,00 KM	Notarial costs for mortgage registration*	400,00 KM	General risk property insurance costs**	500,00 KM	Property appraisal costs***	200,00 KM	Costs of issuance of certificates from the Book of Deposited Contracts and Land Registry	0,00 KM	Current account maintenance costs	10,00 KM	Total amount of the loan with interest and other costs the customer has to pay to the bank	568.140,66 KM	Effective Interest Rate:	3,82%
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11	Amount and the number of loan installments and terms when installments become payable (monthly, quarterly or other)	Installments become payable on a monthly basis depending on the Loan Contract term (number of months).	
		In the aforementioned example the monthly installment amounts to:	6,708.54 KM
12	Information regarding the use of notarial services on entering in contract	A mortgage contract requires notarial services. Notarial costs are defined by notarial tariffs.	
13	Information regarding mandatory secondary services contracts related with the main contract, particularly when conclusion of such contract is mandatory for delivery of service according to the advertisement terms	A borrower is required to enter into the contract on a transaction account where they will receive their income during the loan term as a minimum. Costs of the account are indicated in the effective interest rate calculation (the current account maintenance fee). The account maintenance fee at the time of the information Sheet signature amounts to BAM 10. The fee is variable and depends on actual market costs and consumer price growth in the previous year, and is changed on a quarterly basis.	
		A borrower having an insurance policy as a security instrument shall conclude an insurance contract (insurance policy) with an insurance company.	
14	Interest rate applied in case of default and rules of its adjustment; other fees payable in cases of default	If the borrower fails to settle his/her liabilities in time or in accordance with the repayment schedule, the Bank shall calculate a default interest for the due outstanding amount. Thus, in case of a delay in repayment, the Customer shall, in addition to the principal sum and regular interest amounts, also owe the default interest on the outstanding amount until the day of payment, at a rate of 0.027777% daily for each day of arrears, which is 10.00 % per annum. The default interest shall be calculated by multiplying the daily rate of 0.027777% by the number of days in arrears; and by multiplying the resulting rate by the principal debt amount. The default interest rate shall be calculated according to the same method as the regular interest rate. Changes to the default interest shall be made in accordance with the amendments of the relevant legal regulations.	
15	Warning about the consequences of failure to settle liabilities	<p>In cases of default or failure to settle agreed liabilities regularly and in time, the Bank shall have authority to undertake the following:</p> <ul style="list-style-type: none"> - one day following expiry of the agreed repayment term, warn the client of the delay via e-mail and/or text message notification and urge him/her to immediately settle due liabilities; - If the borrower fails to respond, organize a meeting with him/her by phone or in person to determine the reasons for the delay and discuss the options for removal of hindrance in repayment to proceed with orderly repayment if possible; - If the meeting with the borrower does not result in settlement of due liabilities, and 3 or more days have elapsed since the due date, the Bank shall send a written notice to the borrower and all persons involved (e.g. Joint-Borrower, etc.); - If upon receipt of the notice the borrower still does not settle his/her liabilities voluntarily, and 6 or more days have elapsed since the due date, the Bank shall undertake actions to collect due receivables forcibly, using agreed security instruments. 	
16	Security instruments and information on the order and methods of debt settlement from security instruments	Security instruments for debt settlement contracted by the Bank and the Borrower so as to secure repayment of disbursed loan proceeds depend primarily on the amount and purpose of funding, as well as the Borrower's financial condition assessed. Accordingly, the following security instruments may be agreed: consent to seizure and transfer of a part of debtor's and/or co-debtor's income, bill of exchange, lien on the property or movable assets, insurance policy.	
		Order of security instrument activation: 1. activation of consent to seizure, 2. insurance policy, 3. initiation of enforcement procedure based on the lien and/or bill of exchange.	
17	Right of borrower to renounce Contract; terms and method of renouncing and related costs	Borrower may renounce the loan contract not later than 14 days following its conclusion, on his/her written request without statement of reasons thereto, provided, however, that no loan proceeds have been used. Date of receipt of such written request shall be deemed as the date of renouncing the contract. In this regard the Bank shall have the right to collect the calculated loan application processing fee which is equal to the loan processing fee as the customer had not renounced his loan application.	
18	Right of borrower to early loan repayment and right of Bank to charge fees, and amounts of fees	A borrower shall be entitled to early repayment of a loan, a part or the entire amount of outstanding debt.	
		Number of remaining installments before loan maturity	Early repayment fee
		> = 13	1,00%
		<13	0,50%
		The fee for early loan repayment is charged for loans with a fixed interest rate, with the amount of early repayment of BAM 10,000.00 in a period of one year (according to the repayment schedule). Otherwise, the fee for early loan repayment is 0 KM. The fee for early repayment of the loan may in no case be higher than the amount of interest that the client would pay during the period from the day of loan repayment to the day when the loan under the contract was to be repaid. The bank may not demand a fee for early repayment if the repayment is made on the basis of a concluded insurance contract intended to secure loan repayment, if the repayment is made during the period for which a variable nominal interest rate is agreed, except for loans intended for purchase of real estate and in case of approved overdraft.	
19	Right of borrower to receive a free-of-charge notification of the results of data base review for creditworthiness assessment	Borrower shall be entitled to receive free of charge a notification on the results of a data base review (such as the Central Register of Credits (CRC)) conducted to assess his/her creditworthiness.	
20	Right of borrower to receive a draft contract, free of charge, unless the bank should decide not to establish a relationship with the borrower at the time of loan application	Borrower shall be entitled to receive a free copy of draft contract for review outside the premises of the Bank, unless the Bank should decide not to establish a relationship with the borrower at the time of loan application	
21	Validity term of the information provided by the Bank in negotiating phase	The terms specified in this Information Sheet shall apply until modified. Any change to the Information Sheet shall be made available on the business premises of ProCredit Bank dd Sarajevo and its web page at: www.procreditbank.ba . The information provided in the negotiating phase shall be deemed valid for 5 days from receipt by Customer.	
22	Terms of making deposit with the Bank (if it is a requirement for loan approval) and option and terms of loan-deposit offsetting	For this credit line the Bank shall not take cash deposit as a requirement for the loan approval, i.e. as the loan security instrument.	

Information Sheet shall be signed in two counterparts, one counterpart for the Borrower and the other for the Bank.

Borrower: _____ Bank: _____

Date: _____ Date: _____