Appendix 1
Approved by
Decision N 101–L of the Management Board of "ID Bank" CJSC,
dated 12/03/2026
Effective since 31/03/2026

The terms and conditions set forth in this Information Bulletin may be changed.

If you are reading this Information Bulletin on the Bank's website, please note the effective date of it.

If you are reading this Information Bulletin in paper form, for more information, please visit the Bank's website at www.idbank.am (please note the effective date of the Information Bulletin), visit any Bank branch, or call the Bank's call center at 010 59 33 33 or 060 27 33 33.

Information Bulletin on the provision of mortgage loans to contract officers and senior warrant officers within the framework of the targeted state support program		
1.	**Basic terms**	
1.1	**Loan purpose**	Acquisition of a residential real estate directly from the developer (primary market) Housing for Young Families
1.2	**Maximum value of property to be acquired**	There are no restrictions on the estimation and acquisition values of acquired real estate[1]
1.3	**Loan currency**	**AMD**
1.4	**Minimum loan amount**	**3,000,000**
1.5	**Maximum loan amount**	**25,650,000** But not more than 90% of the cost of the apartment being acquired
1.6	**Minimum loan term**	**120 months**

[1] Within the framework of the program, the maximum value of the apartment or acquired residential house or the residential house to be constructed for each borrower shall be AMD 28,500,000, with the value of the residential house being defined as the lowest of the estimated and acquisition values. In case the maximum value is exceeded, state support is provided only within the limits of the maximum value.

1.7	**Maximum loan term**	**240 months**
1.8	**Annual nominal interest rate**	**Fixed interest rate for the entire period - 11%**
		state subsidized interest rate from the annual nominal interest rate - 5%
1.9	**Annual effective interest rate**[2]	**11,57%**
1.10	**Minimum down payment**	**10%**
1.11	**Loan application review and issuance fee**	N/A
1.12	**Security (Collateral)**	✓ Acquired real estate ✓ Acquired right to purchase*
		*Moreover, the loan amount is subject to 100% freezing in a special account opened by the developer at the Bank.
1.13	**Loan/collateral**	**Up to 90%**

[2] Loan interest is calculated based on the nominal interest rate. Loan interest is calculated on the actual loan balance, and the annual effective interest rate shows how much the loan will cost the customer if the interest and other payments are made within the specified time frames and amounts.
These effective interest rates may change due to the pledging of real estate.

1.14	**Loan provision method**	Lump sum non-cash payment through a current account
1.15	**Loan and interest repayment method**	✓ **Annuity** - equal monthly repayments of the total principal and interest of the loan
1.16	**One-time commission for loan application review/loan issuance**	N/A
1.17	**Creditworthiness assessment**	1. **PTI** - Maximum ratio of monthly repayments to net income, which should not exceed **35%** 2. **OTI** - Maximum ratio of total obligation payments to net income, which should not exceed **45%**
1.18	**Collateral registration fees**	The Customer pays: • Fee for valuation of the collateral • Fee for a unified reference on collateral restrictions • Fee for notary certification of the real estate subject to collateral • Fee for registration of the Bank's right arising from the collateral agreement with the state competent body
1.19	**Pledgor**	The borrower and/or co-borrower - in case of acquiring real estate, any physical or legal entity - in the case of other real estate (additional collateral)
2.	**Requirements for the Borrower and Co-borrower**	
2.1	**Borrower**	A beneficiary selected according to the criteria of the Program (hereinafter referred to as the Program) established by the RA Government Decision No. 1091-N dated August 22, 2019
2.2	**Co-borrower**	A person over the age of 21 who is a family member of the beneficiary selected according to the program criteria[3]
2.3	**Age restriction**	**Borrower** - an individual who has reached the age of 21, whose age at the loan repayment deadline should not exceed 65 years,

[3] A family member is considered to be the spouse, child, parent of the serviceman, sister and/or brother of the serviceman and/or his/her spouse, and parent of the serviceman's spouse.

		Co-borrower - a person considered a family member of the borrower who has reached the age of 21, whose age at the time of loan issuance/provision should not exceed 65 years (the age restriction requirement does not apply if, based on the data filled in with the loan application, the financial condition of the borrower (other co-borrowers) without the given co-borrower (co-borrowers) is sufficient to repay the mortgage loan)
2.4	**Borrower's marital status**	Single or married, with only one spouse being eligible to be a beneficiary of the Program
2.5	**Requirements for the borrower's/co-borrower's credit history**	1. No credit history or
		2. No overdue liabilities to the financial and banking system (in terms of loans, credit lines, overdrafts, guarantees provided, etc.) as of the date of submission of the loan application
		3. No more than 30 days of overdue repayments of the principal and/or interest on previously received loans (credit lines, overdrafts, guarantees provided, etc.) during the 12 months preceding the date of submission of the loan application
		4. The customer must not be included in the Bank's list of unwanted customers.[4]
2.6	**Other conditions**	In accordance with Information Bulletin on "Mortgage loans for the purpose of acquiring real estate"

[4] Legal relationships related to the classification of an unwanted customer of the Bank are regulated by the procedure on "Defining the criteria of classification of a client as unwanted and terminating business relations with him/her"

Income composition and maximum weights to participate in the OTI ratio			
1.	**Primary income**		
1.1	Salary/income received for the main work hours, based on the professional skills and abilities of the borrower/coborrower		100%
1.2	Income (profit) received as a result of own business activities, and grounded by appropriate documents		100%
	Income (profit) received as a result of own business activities and grounded by tax reports, except for the following cases: 1. If it operates for less than a year, 2. The turnover (revenue) during the last year was zero for 2 month or longer, 3. There are accounts receivable in terms of taxes, 4. Full information required for business analysis was not submitted.	**In case of lending within the scopes of the Affordable Housing for Young Families program**	60%
1.3	Military pension as well as monthly payments for compensation received from the FUND FOR COMPENSATION OF DAMAGE TO THE LIFE OR HEALTH OF MILITARY PERSONNEL	**In case of lending within the scopes of the Affordable Housing for Young Families program**	100%
2.	**Secondary income**		
2.1	Income received from rental which is grounded by documents.	**In case of lending within the scopes of the Affordable Housing for Young Families program**	60%
	Income received from rental of real estate property which has been received at least 12 months prior to the loan application acceptance date, in accordance with the rental agreement concluded in the order defined by law.		

2.2	Income received for paid works or rendered services over at least one year grounded by corresponding agreements	**In case of lending within the scopes of the Affordable Housing for Young Families program * * the mentioned types of income shall be considered if the latter have also been submitted to the tax authority.**	60%
2.3	Received transfers		
	Transfers received over a year preceding the date of loan application given that they have been received for at least 6 times (in this case transfers made over the past 12 months on a monthly basis or once every two months shall be considered as periodic).	**In case of lending within the scopes of the Affordable Housing for Young Families program**	60%
2.4	Other income acceptable for the Bank's competent body **(the mentioned income is not being considered in case of lending within the scopes of the Affordable Housing for Young Families program if they have not been registered with the tax authority)**		Up to 100%

GENERAL PROVISIONS

1. **A mortgage loan is provided to a serviceman (co-borrower) for the purpose of acquiring an apartment or a residential house only once within the framework of the program.**
2. **In cases of injury, leaving military service, discharge from service, retirement or death of a serviceman during the term of the mortgage loan, the principal amount of the mortgage loan is repaid at the expense of the state budget of the Republic of Armenia in accordance with the procedure established by the Program.**
3. **During the term of the mortgage loan provided within the framework of the program, at the request of the serviceman and with the consent of the Bank, the co-borrower (co-borrowers) may be changed if the program participant wishes to replace the family member who has assumed credit obligations with him for the purpose of financing the purchase of an apartment or a residential house with another family member.**
4. **Before concluding a loan agreement, the Bank provides the customer with an individual sheet of essential loan terms, which presents the individual terms of the loan to be provided to the customer.**
5. **The Bank is obliged to provide the customer with a mortgage loan offer at least seven days before the date of signing the loan agreement and to give the customer the opportunity to think and make a final decision.**
6. **The Borrower has the right to fulfill his/her obligations fully or partially ahead of schedule, paying a penalty if envisaged under the loan agrerement.**

7. In case of early repayment of the loan, the fees forming the Bank's income, which are included in the total cost of lending to the Borrower, are proportionally reduced.

8. The customer has the right to fulfill (repay) his/her obligations under the loan agreement ahead of schedule, regardless of whether such a right is envisaged in the loan agreement or not.

9. The mortgage loan agreement of the real estate must be certified with notary. The right of ownership to the property, the right of mortgage and other property rights are subject to state registration.

10. The interest on the loan is calculated based on the nominal interest rate. The interest on the loan is calculated on the actual balance of the loan.

11. The annual effective interest rate shows how much the loan will cost the customer if the interest and other payments are made within the specified time frames and amounts.

12. The Regulation for calculating the annual effective interest rate is presented in the following link:. Guide to calculating the annual effective interest rate.

13. In case of failure to repay the interest and loan amount on time, the pledged property and/or funds may be confiscated in accordance with the procedure prescribed by law, and the Bank shall send information about the customer to the credit bureau within a maximum of three business days, where the customer's credit history is formed. The customer has the right to obtain his/her credit history from the credit bureau once a year free of charge.

14. A bad credit history may prevent the customer from obtaining a loan in the future.

15. The borrower may be deprived of his rights to the property (apartment or house) if he/she fails to fulfill or improperly fulfills his obligations under the loan agreement.

16. In case of failure by the customer to fulfill his/her obligations, when repaying the obligation at the expense of the collateral, if the collateral is insufficient, it is possible to repay the obligations at the expense of other property of the customer.

17. In case of repayment of overdue obligations, repayments are made in the following order: costs of collection of the amount, including legal costs (if any), interest penalties, loan principal penalties, interest, service fees and commissions /if any/ and loan amount. The Creditor/Bank has the right to unilaterally change the order of repayments specified in this clause at any time.

18. Disputes arising between the parties may be resolved in court or through the Financial System Mediator (in accordance with the procedure established by the RA Law "On the Financial System Mediator"), address: 15 M. Khorenatsi St, 0010, Yerevan, "Elite Plaza" business center, 7th floor, e-mail – info@fsm.am, telephone – (+37460) 701111, fax –(+37410) 582421. Moreover, if the amount of the property claim does not exceed AMD 250 000 (two hundred fifty thousand) or equivalent in foreign currency, the decisions of the Financial System Mediator cannot be challenged by the Bank

19. The Bank may request additional documents or information based on the "know your customer" principle for the purpose of due diligence of the customer as defined by the RA Law "On Combating Money Laundering and Financing of Terrorism".

20. In accordance with the agreement concluded with the United States under the Foreign Account Tax Compliance Act (FATCA), the Bank may collect additional information to determine whether the customer is a US taxpayer.

21. The Customer has the right to communicate with the Bank in his/her preferred way: e-mail or postal communication. Receiving information electronically is the most convenient. It is available 24/7, is free from the risks of losing paper information and ensures confidentiality.

22. The conditions on provision of statements, their copies, references during the validity of the loan agreement can be found at the following link: Tariffs.

23. The list of branches and ATMs of the Bank, information on their location and working hours can be found at the following link: Branches and ATMs.

24. Remote servicing by the Bank is provided through IDBanking.am online system and Idram&IDBank mobile application. The procedure and terms on rendering remote services are available at "Public Terms on Providing Remote Banking Services".

ATTENTION: THE BANK IS SUPERVISED BY THE CBA