Appendix 1
Approved by resolution N 71-L of the
Management Board of "IDBank" CJSC
as of March 5, 2024
Effective from March 25, 2025

The terms mentioned in the bulletin may have been amended.
If you are looking through the bulletin on the website of the Bank, please pay attention to the effective date of the bulletin.
If you are looking through the bulletin in a paper form, please visit the Bank's website at www.idbank.am for detailed information (paying attention to the effective date of the bulletin), apply to any branch of the Bank or contact the Bank's Call center: 010 593333 or 060 273333.

INFORMATION BULLETIN CONSUMER LOANS SECURED BY REAL ESTATE					
1.	Loan purpose			Other	
2.	Loan currency			AMD	
3.	Loan security			residential, public, commercial real estate	
				Stated income loans	Self-certified loans
4.	Type of the interest rate			fixed interest rate for the first 24 months and floating interest rate from 25 to 180 months	
5.	Annual interest rate	nominal		Fixed interest rate: 15% - 17.75% / according to table 1/ Floating interest rate: IBRR[1] + /5.7%-8.45%/	Fixed interest rate: 15.5% - 18.25% /according to table 1-/ Floating interest rate: IBRR[1] + /6.2%-8.95%/
		effective[2]		16.91% - 22.42%	17.60% - 23.03%
6.	Minimum term			36 months	
7.	Maximum term			180 months	
8.	Minimum amount			AMD 1,500,000	
9.	Maximum amount			AMD 125,000,000	AMD 50,000,000
10.	Rocket Line[3]			Maximum AMD 10 000 000	

11.	Credit line[3]	In the amount of up to 5% of the total amount of the client's real estate secured loans in the bank, no more than AMD 5,000,000 The credit line can be provided with VISA Travel, IDram Rocket and card types specified in the Information bulletin on credit lines. Determine the remaining terms of the credit line in accordance with the Information bulletin on credit lines.	
12.	Maximum loan/collateral ratio (to the estimated residual value of the property)	✓ 80% if the subject of the pledge is an apartment or a public area within Yerevan, 70% outside of Yerevan ✓ 60% if the subject of the pledge is a residential house with a land plot, etc., within Yerevan, 50% outside of Yerevan	✓ 80% if the subject of the pledge is an apartment or a public area within Yerevan, 60% outside of Yerevan ✓ 50% if the subject of the pledge is a residential house with a land plot, etc., within Yerevan, 40% outside of Yerevan
		The loan/collateral ratio (including the Rocket Line limit and the credit line) cannot exceed 80%	
13.	Method of disbursement	Through a bank account,	
14.	Method of loan and interest repayment	Annuity – the loan is repaid in equal monthly installments, consisting of the loan principal and interest charges	
		Requirements to the Borrower/co-borrower	
15.	Status	RA citizen or RA resident physical entity	
16.	Age restriction	physical entity over 21 years old, whose age must not exceed 65 years by the loan maturity (the age restriction requirement shall not be applied if based on the information submitted in the application form the financial state of the borrower (other co-borrowers) is enough to repay the loan without the given co-borrower (co-borrowers) or the loan is provided without income verification).	
17.	Requirements for the credit history	- absence of outstanding overdue/classified liabilities (loan, credit line, overdraft, surety, etc.), - absence of credit history is acceptable	

[1] IDBank reference rate (IBRR) and the methodology of its calculation are available through the following link: https://www.idbank.am/retail/IDBank-reference-rate-ibrr/. For loans provided under these terms and conditions, IBRR is changed twice a year, in May and November, and the change enters into force within 30 calendar days after its publication. The minimum and maximum thresholds of the floating interest rate on a loan in can be 10% and 20%.

[2] THE LOAN INTEREST IS CALCULATED BASED ON THE NOMINAL INTEREST RATE. THE LOAN INTEREST IS CALCULATED BASED ON THE ACTUAL BALANCE OF THE LOAN, AND THE EFFECTIVE ANNUAL INTEREST RATE SHOWS HOW MUCH THE LOAN WILL COST IF THE CLIENT PAYS INTEREST AND OTHER FEES IN THE PRESCRIBED TIME AND AMOUNTS.

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[3] The total amount of unsecured loans of the borrower with "IDBank" CJSC cannot exceed AMD 10,000,000O

		- the client should not be included in the list of undesirable clients of the Bank[4] **- There should be no delay of more than 60 days during the previous 24 months.** **- During the previous 60 months, there should be no loans with an unreliable or questionable class (not applicable to subjective classifications)**	
18.	**OTI ratio (ratio of all outstanding obligations (monthly average) to net income)[5]** **AMD**	**Up to 65%**	**-**
19.	**Income composition and maximum weight**	**According to appendix 1**	**-**
		Loan collateral	
20.	**Loan collateral***	**Residential /public/ commercial real estate located on the territory of the Republic of Armenia, including a separate land plot – settlements of designated purpose located in Yerevan,**	
21.	**Pledger**	**Any individual or legal entity (in the case of a legal entity as a pledgor, the latter must be registered in the Republic of Armenia)**	
22.	**Collateral appraisal**	**The subject of pledge must be appraised by one of the specialized organizations cooperating with the Bank. The list of appraisal companies is available through the following link: List of Appraisal Companies**	
23.	**Minimum requirements for the subject of pledge**	**1. The subject of pledge must have a stone, panel, or reinforced concrete structure (except for partition walls and inter-floor constructions),** **2. The subject of pledge must not be public housing or located on the territory of another building – a dormitory,** **3. The subject of pledge must not be located on the territory of the overriding public interest,** **4. If the subject of pledge is a detached house, it must not have a common yard area, common or joint ownership with other property.** **5. The real estate object subject to pledge may not be an unfinished, dilapidated building.**	

[4] Legal relations regarding the classification of the client as unwanted are regulated by the procedure "On Defining the Criteria of Classification of Clients as Unwanted and Management of Relations with them": https://idbank.am/information/helpfull-information/Classification_procedure_eng.pdf

[5] Credit lines and Rocket Line are included in the calculation of the OTI for a period of 60 months, using the annuity repayment method, according to the Rocket line limit and the size of the contractual amount of the credit line).

		6. Real estate should not have an emergency level of 3 or higher or be located in an emergency building of 3 or higher 7. The plot must have a separate entrance by car from the public land.
* For ensuring additional loan security, the Bank may require a guarantee from a physical or legal entity		
Insurance		
24.	Insurance of the borrower against death and permanent disability resulting from accidents	May be required by the Bank
25.	Insurance of the subject of pledge	May be required by the Bank
Commission fees		
26.	Loan application processing fee	NE
27.	One-off loan disbursement fee (charged from the contractual loan amount at the moment of the loan disbursement)	NE
28.	Monthly loan service fee calculated for the loan balance	0.1%
29.	Bank account opening/closure fee	In accordance with tariffs in force at the Bank, available through the following link: Information Bulletin on Tariffs
30.	Commission for encashment of loan amount (for loans issued without payment cards)	NE
31.	Payment card fees	In accordance with information bulletins for the cards valid in the Bank, except for the commission for temporary or permanent revision of limits, defined free of charge.
Payment Holiday Program activation		
32.	Payment Holiday Program (hereinafter – the «Program»)	The program allows the client to use the following services: ✓ postpone (skip) the next payment stipulated by the loan repayment schedule once a year, but no more than three times during the term of the loan and/or

		✓ **extend the loan term up to six 6 months**
33.	**Program activation fee**	**0.1% of the remaining principal amount of the loan, at least AMD 30,000.** **The Program can be activated both at the time of the loan disbursement and during the term of the loan.**
34.	**Restrictions on the use of the Program**	• **The possibility of postponing the next payment can be used by borrowers, whose loan has been serviced by the Bank for at least six months, and in case of extension of the loan term - for at least 12 months.** • **Borrowers who have concluded the master loan agreement with the Bank can use the possibility of extending the loan term: the extension period shall not exceed the term of the specified agreement.** • **The program cannot be used in the last month of the loan term stipulated by the loan agreement;** • **In case of postponement of the next payment, the deferred amount (loan amount + interest + other payments), as well as in case of extension of the loan term, the loan balance and accrued interest and other payments are distributed over the remaining loan term.** • **The loan term can be extended only once during the entire term of the loan.** • **When activating the program during the term of the loan, borrowers can use the program at least two months after receiving the Bank's offer to join the program, in case of compliance with the requirements specified in this clause.**
35.	**Requirements for the credit history of the borrowers using the Program**	**1) at the time of applying for the program, the borrower must not have outstanding liabilities as well as loan obligations that differ from the standard classification (loan, credit line, overdraft, issued guarantee, etc.), and** **2) during the 12 months preceding the day of submitting the application for the use of the program, the total number of overdue repayment days for outstanding loan obligations should not exceed 30 days and 15 subsequent overdue days.**
36.	**In case of overdue loan amount, for each day of delay**	**0.12%**
37.	**In case of overdue loan interest, for each day of delay**	**0.12%**
38.	**Early repayment penalty**	**In the case of loans that do not exceed AMD 15,000,000 (inclusively) – NE** **In case of loans exceeding AMD 15,000,000 - 3% of the amount of the loan repaid ahead of schedule, if the amount repaid ahead of schedule exceeds the aggregate amount of the principal amount of the loan stipulated by the loan repayment schedule for 6 months following the moment of early repayment.**
Other conditions		

39.	**Master loan agreement**	**The Bank concludes a master loan agreement with the client for a period of up to 180 months and in the amount of up to 100% of the market value of the real estate.**
40.	**Positive factors for the loan decision-making**	**1) good credit history 2) stable income 3) compliance of the collateral with the Bank's requirements 4) other factors**
41.	**Negative factors for the loan decision-making**	**1) negative credit history of creditor/pledgor or their spouses 2) noncompliance of the collateral with the Bank's requirements or if the collateral is defined as illiquid asset by the Bank 3) providing false or unreliable information 4) providing information that undermines the recoverability of the loan 5) failure to provide an email address 6) negative credit history of the person affiliated with the client, if the Bank considers that the client's income can be used to fulfill the obligations of the affiliated person or the income of the affiliated person can be used to fulfill the obligations of the client**
42.	**Maximum decision-making period**	**Up to 2 business days following the submission of the full package of the documents required by the Bank**
43.	**Deadline for notification about the decision**	**1 business day**
44.	**Validity of the loan disbursement decision**	**30 business days Within three months after the expiration of the approved loan decision, the loan decision can be approved without submitting an additional application, if the credit history and income of the borrower (co-borrower) and his family members has not changed significantly. * If necessary, the Bank may request to update the income documentation.**
45.	**Loan disbursement date**	**1 business day following the receipt of the document confirming the right of pledge for the subject of pledge**
46.	**The place of acceptance of the loan application, arrangement and disbursement of the loan**	**All branches of the Bank**
47.	**List of documents to be submitted by the client**	**In accordance with Appendix 2**
Terms and conditions of loan refinincing		

48.	**Nominal annual interest rate**	**Current interest rate of the loan, reduced by up to 2 percentage points (in case of loan refinancing in the same currency) but no less than 15.5%**
49.	**IDcoin**	**1% of the amount of refinancing IDcoin** **The opportunity to receive IDcoin is provided until the 5th business day of the month following the date of receipt of the loan. The amount of idcoin to be actually received is determined based on the reduction of taxes payable in accordance with the legislation of the Republic of Armenia in case of their full use. A mobile phone number registered at the bank is used to provide the opportunity to receive IDcoin. However, if the bank does not have a registered phone number or it is incomplete, the opportunity to receive an IDcoin is not provided. The rules for the provision and use of IDcoin are presented at the following link.**
50.	**Type of the interest rate**	**Fixed interest rate for the first 24 months and floating interest rate starting from the 25th month**
51.	**Maximum loan amount**	**The contractual amount of the client's current loan + an additional amount of maximum 30%** **Maximum and minimum amounts according to clause 8 and clause 9 of these terms and conditions**
52.	**Maximum loan term**	**Contractual maturity of the client's current loan + 30% extension of maturity date** **The minimum term of the loan shall be at least 36 months, and the maximum term shall not exceed 180 months**
53.	**Effective annual interest rate**	**From 16.6%**
54.	**Maximum loan/collateral ratio (to the estimated residual value of the property)**	**In accordance with clause 12 of these terms and conditions**
55.	**Target group of borrowers**	**55.1 transfer of an existing liability/liabilities secured by movable or immovable property serviced for at least 12 months in other banks/lending organizations, with the possibility of increasing the amount,** **55.2 granting loans to those clients, who had a loan secured by real estate serviced in other banks/lending organizations for at least 12 months, with a final repayment within 6 months preceding the moment of applying for a loan.** **In case of transfer of existing obligations that have served for 12 months or more, there is no income requirement.**

		In cases stipulated by clauses 55.1 and 55.2 of these terms and conditions: **1) Loans can be refinanced to persons affiliated with the borrower. For the purposes of these terms and conditions, an affiliated person is father, mother, child, spouse, sister, brother of the borrower. In this case, the Bank may require a document certifying the kinship (marriage certificate, birth certificate, etc.);** **2) the total of loan service terms in different banks/lending organizationd can be considered as a "loan serviced for at least 12 months";** **3) in the case of transferable loans - within 30 days after the decisipon on loan disbursement, the client can repay the transferred loan with his/her own funds and transfer it without subsequent collateral.**
56.	**Other requirements**	**- Total amount of overdue days on the client's loans during the last 24 months preceding the submission of the loan application should not exceed 50 days, and for the transferred loans - 10 overdue days,** **- loans transferred during the last 3 months preceding the date of application must be classified as "standard" loans**
57.	**Loan application processing fee**	**NE**
58.	**One-off loan disbursement fee**	**NE**
59.	**Monthly loan service fee**	**NE**
60.	**Pledge-related expenses**	**In the case of loans in the amount of AMD 4,000,001 or more, the Bank shall pay the following pledge-related expenses:** **- Appraisal fee (no appraisal is required if the subject of pledge has already been mortgaged in the Bank and appraised within 12 months prior to the submission of the application, and in the case of mortgages in other banks/lending organizations - during the previous 6 months - by appraisal companies cooperating with the bank) ,** **- Fixed fee for a Unified Reference issued by the State Committee of the Real Estate Cadastre adjunct to the Government of the Republic of Armenia*,** **- Notarial certification fee for the real estate, which is a subject of pledge,** **- Registration fee for the Bank's right arising from the pledge agreement with the state competent authority*** *** The fee for a Unified Reference issued by the State Committee of the Real Estate Cadastre adjunct to the Government of the Republic of Armenia and the fee for registration of the Bank's right arising from the Pledge Agreement, in case of registration through the ARPIS program operating in the Bank, shall not be charged.**

		If the pledge-related expenses are covered by the Bank, and the borrower repays the loan in full ahead of the schedule within 24 months following the transfer, the borrower reimburses the expenses (including IDcoins) incurred by the Bank specified in this clause.

***** Other conditions of loan refinancing not specified in clauses 48-60, are regulated under clauses 1-47 of these terms and conditions.***

Aside from the commission fees specified above, the borrower shall also bear the following expenses (in case of 1 collateral)

- ✓ ***Appraisal fee in the amount of AMD 15,000-28,000 (for an apartment and residential real estate). The fee can vary depending on the type of collateral. The list and tariffs of companies cooperating with the Bank can be found at the following link:*** List of Appraisal Companies
- ✓ ***Unified Reference – up to AMD 10,300***
- ✓ ***Inquiry of information – AMD 1,300***
- ✓ ***Notarization fees – up to AMD 25,000 per each pledge contract***
- ✓ ***Registration of right of pledge – up to AMD 26,000 per each property***
- ✓ ***Pledge contract – AMD 16000 per each***
- ✓ ***Statement - AMD 3000 per each***
- ✓ ***Approval - AMD 15000 per each***
- ✓ ***Insurance of the pledged property and the borrower: the list and tariffs of insurance companies cooperating with the Bank is available through the following link:*** List of Insurance Companies

Irrespective of the rates of the Bank stated in these terms, the fees for services rendered by third parties can be changed or be added with new types by the third parties.
Attention:
To receive a loan, the borrower/co-borrower must provide the Bank with his/her e-mail address, otherwise the loan shall be rejected.

Table 1

Interest Rate Matrix

Stated income loans		
Loan/collateral ratio *(without Rocket Line and credit line limit)*		**36-120**
AMD	**Up to 40%**	15%
	41%-60%	15.5%
	61%-80%	16%
Self-certified loans		
AMD	**Up to 30%**	15.5%
	41%-60%	16.25%
	61%-80%	17.25%
1. In case of refinancing, the loan/collateral ratios are applicable for income-based loans. ***2. In case of loans provided for a period of more than 120 months, the interest rate is set in accordance with the interest rates indicated in this table +1%***		

If the approved limit of Rocket Line is at least 20% of the proposed loan, if it is used in the amount determined by the "Rocket Line 0%" loan agreement, the interest rate on the loan is set 2 percentage points lower than the initial interest rate for loans in AMD. The interest rate is revised every six months based on data for the previous six months during the entire period of the loan secured by real estate.

Appendix 1

Composition and weight of income

	Types of income	**Weight**
1	Salary (or other equated payments) received for the main work hours, based on the professional skills and abilities and income (profit) received as a result of own entrepreneurial activity, and supported by relevant documents provided to the tax authorities of the Republic of Armenia	100%
2	Income received from rental, supported by relevant lease agreements in accordance with the law (received within at least 3 months prior to the date of application for a loan) and/or assessment of lease payments by an independent appraisal organization[6]). At the same time, the property leased at the client's residential address cannot be considered as rented property.	80%

[6] If the fee established by the lease agreement differs from the amount actually paid, the lease payment calculated by an independent appraisal company is accepted.

3	Long-service pension (police officers, Ministry of Defense, penitentiaries and other relevant institutions, pedagogues, judges, etc.), pension for the loss of a breadwinner, etc. (except for retirement pension).	100%
4	Income from investments into state treasury bonds, CB RA securities, other securities, received during at least within one year prior to the date of loan application.	60%
5	Income received from own entrepreneurial activity by the borrower for the last reporting year, not substantiated by documents established by the legislation of the Republic of Armenia, but substantiated by internal accounting documents if the analysis of entrepreneurial activity was carried out by the relevant subdivision of the Bank.	100%
6	Income received for paid works or rendered services over at least one year, substantiated by a corresponding agreement.	Up to 100%
7	Transfers received within one year preceding the day of acceptance of the loan application, if they were received periodically at least 4 times once every 90 days, and if received through the Bank, at least 3 times within every 90 days.	60%
8	Interest on funds (deposits) invested in the Bank and/or other financial institutions received at least within one year preceding the day of acceptance of the loan application, but not earlier than 3 months before the acceptance of the loan application.	50%
9	The average amount of the refundable income tax refund for the borrower's existing mortgage loan, if supporting documents are available	100%
10	Other income acceptable for the Bank's competent body.	Up to 100%

GENERAL PROVISIONS

1. **Before the conclusion of a loan agreement, in case of consumer loans with the amount of up to AMD 15,000,000 the Bank shall provide the client with the individual sheet of essential conditions of the loan to be provided to the client.**
2. **The Client has the right, without any reason, to unilaterally terminate the loan agreement within 7 (seven) working days after its conclusion (time for reflection), returning the loan amount received in full and paying the interest, calculated in accordance with the annual actual interest rate stipulated in the agreement.**
3. **In case of early repayment, the payments, generating the Bank's income, included in the total cost of crediting the borrower, shall be proportionally reduced.**
4. **The client is entitled to fulfil (repay) his/her contractual obligations ahead of schedule, irrespective of the fact of such right being prescribed by the loan agreement or not.**
5. **The real estate mortgage agreement shall be notarized. The property ownership right, mortgage right and other property rights are subject to state registration.**
6. **Loan interest amounts shall be calculated based on the effective interest rate. Loan interest amount shall be calculated against actual loan balance.**

7. The effective annual interest rate indicates the cost of the loan for the client given all the interest amounts and fees are repaid in the prescribed terms and amounts.
8. The procedure of effective annual interest rate calculation is presented through the following link: Guideline on effective annual interest rate calculation.
9. In case of foreign currency loans, the effective interest rate calculation is based on the exchange rate published on the official website of the RA Central Bank at the moment of provision of loan. The effective interest rate can change depending on the change of the exchange rate published on the official website of the RA Central Bank.
10. The interest amounts calculated against the principal loan amount may be paid in the loan currency upon the client's request.
11. In case of foreign currency loans, the changes of foreign currency exchange rates can impact the loan repayment.
12. In case of failure to make interest and loan repayments on time the pledged property and/or monetary funds can be confiscated under the procedure prescribed by law, and the Bank, within a maximum of three business days, shall provide the information about the client to the credit bureau, where the client's credit history record is maintained. The client is entitled to receive his/her credit history free of charge once a year from the credit bureau.
13. Bad credit history can prevent the borrower from obtaining a loan in the future.
14. The borrower may be deprived of his/her property rights (to apartment or house) for non-fulfillment or improper fulfillment of his/her obligations under the loan agreement.
15. In the event of client's failure to fulfil the liabilities, and in case the collateral is not sufficient to fulfil the client's liabilities, the liabilities can be repaid at the expense of other property of the client.
16. For the implementation of overdue liabilities, the repayments shall be made in the following order: cost of confiscation, including litigation expenses (if applicable), interest penalty, penalty for principal loan amount, interest, service fee and commissions (if applicable) and principal loan amount. The lender is entitled to unilaterally change the order of repayments specified in this provision at any time.
17. Disputes arising between the parties can be settled in a court proceeding or by the Financial System Mediator (as prescribed by the RA law on "Financial System Mediator"), located at 0010, Yerevan, 15 M. Khorenatsi Str, "Elite Plaza" business center, 7th floor, e-mail: info@fsm.am, telephone: (+37460) 70-11-11, fax: (+37410) 58-24-21.
18. To conduct a proper study of the client as defined by RA law on "Combating Money Laundering and Terrorism Financing", the Bank may require additional documents or information based on "Know Your Client" principle.
19. In accordance with the agreement with the US based on the Foreign Account Tax Compliance Act (FATCA), the Bank may collect additional information to determine whether the client is a US taxpayer.
20. The Client is entitled to communicate with the Bank through a preferred means of communication: e-mail or postal service. The electronic means of communication is the most comfortable. It is available 24/7 and is free of the risk of losing information in paper form, as well as ensures confidentiality.
21. The conditions on provision of statements, their copies, references during the validity of the loan agreement can be found at the following link: Tariffs.
22. 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.
23. Remote servicing by the Bank is provided through IDBanking.am online system and Idram&IDBank mobile application. The procedure and tariffs on rendering remote services are available in "Public Terms on Rendering Remote Banking Services".

ATTENTION! THE BANK IS CONTROLLED BY THE RA CENTRAL BANK