

The terms and conditions set out in the bulletin may have been amended.

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For more detailed information, if you are using a paper version of the bulletin, please visit the Bank's website at [www.idbank.am](http://www.idbank.am) (don't forget to check the validity period of the information bulletin), contact any Bank branch, or call the Bank's Contact Center at the following phone numbers: 010 59 33 33, 010 59 33 33

| Information bulletin on the mortgage loan provided under the state housing support programme (hereinafter, the “Programme”) for families forcibly displaced from Nagorno Karabakh |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                                                                                                                                                                | Main Terms and Conditions       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1.1                                                                                                                                                                               | Purpose of the loan             | Purchase of an apartment in the primary market in the Republic of Armenia, the right to purchase an apartment in a building under construction or an individual residential house from development companies cooperating with the Bank.                                                                                                                                                                                                                                                                                                      |
| 1.2                                                                                                                                                                               | Programme beneficiaries         | Families <sup>1</sup> forcibly displaced from Nagorno-Karabakh after September 27, 2020 (including single-person households), except for exclusions prescribed under the Programme, all members of which are citizens of the Republic of Armenia and have received from the Unified Social Service of the Ministry of Labor and Social Affairs of the Republic of Armenia the certificate (hereinafter referred to as the “Certificate”) prescribed by the decision N 710-L of the Government of the Republic of Armenia dated May 16, 2024. |
| 1.3                                                                                                                                                                               | Maximum amount of state support | The amount of support per family member is determined depending on the community selected by the beneficiary family for the utilization of the Certificate. The list of communities was approved by Decision No. 710-L of the Government of the Republic of Armenia dated May 16, 2024.                                                                                                                                                                                                                                                      |

<sup>1</sup> For the purposes of the Programme, a family is defined as the group of persons specified in Clause 6 of the decision N 710-L of the Government of the Republic of Armenia.

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|------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1.4  | Government-subsidized/unsubsidized loan <sup>2</sup> | Subsidized loan                                                                                                                 | unsubsidized loan                                                                                                                       |
| 1.5  | Loan currency                                        | AMD                                                                                                                             |                                                                                                                                         |
| 1.6  | Maximum loan amount                                  | The difference between the amount indicated in the Certificate issued to the beneficiary and the down payment made by the State | 55 000 000 <sup>3</sup>                                                                                                                 |
| 1.7  | Minimum loan amount                                  | AMD 2,000,000                                                                                                                   |                                                                                                                                         |
| 1.8  | Maximum purchase price of the property               | AMD 55 000 000                                                                                                                  |                                                                                                                                         |
| 1.9  | Loan term                                            | 120 months                                                                                                                      | 120-240 months                                                                                                                          |
| 1.10 | Nominal annual interest rate                         | Fixed 13% interest rate for the entire term of the loan                                                                         | In accordance with the Bank's effective <a href="#">Information Bulletin of Mortgage Loans for Acquiring Real Estate</a>                |
| 1.11 | Effective annual interest rate <sup>4</sup>          | 12.44%-14.95%                                                                                                                   | 12.98%-18.10%                                                                                                                           |
| 1.12 | Minimum down payment                                 | 20% of the amount of the Certificate (paid by the State)                                                                        | In accordance with the Bank's effective <a href="#">Information Bulletin of Mortgage Loans for Acquiring Real Estate</a> . <sup>5</sup> |
| 1.13 | Maximum loan-to-value ratio (LTV)                    | Up to 100%                                                                                                                      | Up to 90%                                                                                                                               |
| 1.14 | Loan application review and disbursement fee         | Not charged                                                                                                                     |                                                                                                                                         |

<sup>2</sup> The customer may obtain two loans. Where the financing available under the state support arrangement is insufficient to acquire the property, an additional unsubsidized mortgage loan may be granted to the customer provided that the customer satisfies the requirements established in this information bulletin and in the Bank's effective [«Information Bulletin of Mortgage Loans for Acquiring Real Estate»](#). The monthly payments specified in the repayment schedule of the unsubsidized loan shall be made by the customer.

<sup>3</sup> The maximum amount of an unsubsidized loan is established at the difference between the amount of the loan to be provided to the customer and the amount of the loan subsidized by the state.

<sup>4</sup> THE INTEREST ON THE LOAN IS CALCULATED BASED ON THE NOMINAL INTEREST RATE. THE LOAN INTEREST IS CALCULATED BASED ON THE ACTUAL LOAN BALANCE, AND THE ACTUAL ANNUAL PERCENTAGE RATE SHOWS HOW MUCH THE LOAN WILL COST THE CUSTOMER IF INTEREST AND OTHER PAYMENTS ARE PAID ON TIME AND IN THE PRESCRIBED AMOUNTS.

The current effective interest rates are subject to change due to the mortgage of real estate.

<sup>5</sup> The minimum down payment is calculated in the amount of 20% of the amount established by the Certificate paid by the state, with a reduction in the amount indicated in the [«Information Bulletin of Mortgage Loans for Acquiring Real Estate»](#)

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|------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1.15 | Security (collateral)                                                      | <ul style="list-style-type: none"><li>• Pledge of the real estate being acquired / pledge of the right to acquire real estate</li><li>• Where the right to acquire residential real estate in a building under construction (an apartment in a multi-apartment building) is pledged, the loan shall additionally be secured by a pledge of the loan funds transferred to a special account of the developer, in the amount of up to 100% of the loan amount, until the registration of ownership of real estate being acquired in the building under construction. Following such registration, the real estate shall serve as collateral.</li></ul> |                                                                                                                          |
| 1.16 | Location of the collateral                                                 | The particular communities of the Republic of Armenia approved by Decision N 710-Lof the Government of the Republic of Armenia dated May 16, 2024, as well as all other communities of the Republic of Armenia except for Zones 1 and 2 within the administrative territory of the city of Yerevan.                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |
| 1.17 | Creditworthiness assessment                                                | No creditworthiness assessment is performed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Payment to income ratio – up to 60%                                                                                      |
| 1.18 | Early-repayment penalty                                                    | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | In accordance with the Bank's effective <a href="#">Information Bulletin of Mortgage Loans for Acquiring Real Estate</a> |
| 1.19 | Loan disbursement method                                                   | As a one-off payment, by bank transfer, via a current account                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |
| 1.20 | Loan principal and interest repayment Schedule                             | Annuity repayment: equal monthly payments comprising principal and interest. The loan repayment date shall be the 20th day of each month.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                          |
| 1.21 | <i>Fee for the cash withdrawal of the loan amount and the down payment</i> | Not charged                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                          |
| 1.22 | Costs associated with arranging a mortgage                                 | Payable by the customer, in accordance with the Bank's effective <a href="#">Information Bulletin of Mortgage Loans for Acquiring Real Estate</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                          |
| 1.23 | Insurance                                                                  | Insurance shall be arranged by the Bank in the amount of the remaining loan amount, which does not include the amount subsidized by the state. Other insurance-related terms and conditions shall be governed by Appendix 2 of the Bank's effective <a href="#">Information Bulletin of Mortgage Loans for Acquiring Real Estate</a>                                                                                                                                                                                                                                                                                                                 |                                                                                                                          |
| 2.   | Requirements for the borrower and the coborrower                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                          |
| 2.2  | Borrower                                                                   | A natural person who is a citizen of the Republic of Armenia                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |
| 2.3  | Coborrower                                                                 | Co-borrowers may be family members of the beneficiary-borrower (spouse, child, parent, brother, sister and/or persons specified in the Certificate) who are citizens of the Republic of Armenia                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                          |
| 2.4  | Age restrictions                                                           | Borrower: a natural person who has reached the age of 18 and whose age must not exceed 65 at the time of final repayment of the loan.<br>Coborrower: a family member of the Borrower who has reached the age of 18 and whose age must not exceed 65 at the time the loan is granted.                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                          |

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|-----|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.5 | Credit history requirements for the borrower/co-borrower | 1. No credit history, or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     |                                                          | 2. no outstanding obligations to the financial and banking sector as of the date of submitting the loan application (in respect of a loan, credit facility, overdraft, guarantee provided, etc.);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|     |                                                          | 3. No overdue obligations on the principal and/or interest on previously obtained loans (credit lines, overdrafts, guarantees provided, etc.) totalling more than 30 calendar days during the 12 months preceding the date of the loan application <sup>6</sup> ,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|     |                                                          | 4. The customer must not be included on the Bank's list of undesirable customers <sup>7</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.6 | Special conditions                                       | <ul style="list-style-type: none"> <li>• Ownership of the apartment being purchased, or of an apartment in a building under construction, or the right to purchase an individual residential house, must be registered in the names of all adult members of the beneficiary family in accordance with the procedure prescribed by the RA Law "On State Registration of Property Rights".</li> <li>• The total living area of the purchased apartment or individual residential house, calculated per member of the beneficiary family, must be at least 9 square metres.</li> <li>• During the term of the mortgage loan, in the event of the disposal of the apartment, the right of first refusal to purchase an apartment in a building under construction or an individual residential house shall belong to the State.</li> <li>• A family (including family members) may only benefit from the Programme once – under a single mortgage loan.</li> <li>• When the Certificate is issued, as well as when it is redeemed and the amount of state support under the Programme is calculated, only living beneficiaries are taken into account.</li> <li>• The provision of state support may be terminated in full in the cases provided for by the Programme.</li> <li>• Matters not covered by this Information Bulletin are governed by Decision No. 710-L of the Government of the Republic of Armenia dated 16 May 2024.</li> </ul> |
| 2.7 | List of documents provided                               | <ul style="list-style-type: none"> <li>• A certificate issued to the Beneficiary-borrower under the Programme</li> <li>• Other documents specified in the Bank's effective Information Bulletin of Mortgage Loans for Acquiring Real Estate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2.8 | Source of funding                                        | Loans under the terms and conditions of this Information Bulletin are funded from the Bank's own resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2.9 | Other conditions                                         | In accordance with <a href="#">«Information Bulletin of Mortgage Loans for Acquiring Real Estate»</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## General provisions

1. Before concluding a loan agreement, the Bank shall provide the customer with an individual statement of the essential terms of the loan, setting out the specific terms of the loan granted to the customer.

<sup>6</sup> Applies if the loan amount and/or interest on the loan exceed the amount of support /subsidy/ provided by the state.

<sup>7</sup> Legal relations relating to the classification of clients deemed undesirable by the Bank are governed by the procedure 'On the Bank's Establishment of Criteria for Classifying a Client as Undesirable and the Management of Relations with Such Clients' available at the link: [https://www.idbank.am/content/Classification\\_procedure/](https://www.idbank.am/content/Classification_procedure/)

2. The Bank is obliged to provide the customer with a mortgage loan offer at least seven days before the date of conclusion of the agreement and to allow the customer time to consider the offer and make a final decision.
3. The borrower has the right to fulfil the obligations under the agreement early, in full or in part, by also paying a penalty, if such payment is provided for in the agreement.
4. **In the event of early repayment of the loan, the payments constituting the Bank's income, which are included in the borrower's total borrowing costs, shall be reduced proportionally.**
5. The customer has the right to fulfil (repay) the obligations under the loan agreement early, regardless of whether such a right is provided for in the loan agreement or not.
6. The real estate mortgage agreement shall be notarized. Ownership rights to the property, the mortgage right and other property rights shall be subject to state registration
7. Interest on the loan is calculated on the basis of the nominal interest rate. The amount of interest on the loan is calculated on the basis of the actual outstanding balance of the loan.
8. The effective annual percentage rate indicates the total cost of the loan for the customer, provided that interest and other payments are paid on time and in the prescribed amounts.
9. The method for calculating the effective annual interest rate is set out at the following link: [Guideline on effective annual interest rate calculation](#).
10. Pledged property and/or funds may be subject to foreclosure in accordance with the procedure prescribed by law, if the loan amount and interest are not paid on time, and the Bank shall **submit customer information to the credit bureau within three working days at the latest, where the customer's credit history** is formed. The customer may obtain their credit history from the credit bureau free of charge once a year.
11. A poor credit history may hinder obtaining loans in the future.
12. The borrower may lose their rights to the property (apartment or house) in the event of failure to perform or improper performance of their obligations under the loan agreement.
13. **In the event of the customer's failure to fulfil their obligations, where the collateral is insufficient to satisfy the debt,** the debt may be recovered from the customer's other property.
14. In the event of overdue obligations, repayments shall be made in the following order: debt recovery costs, including legal costs (if any); default interest, penalties on the outstanding principal amount; accrued interest, service fees and commissions (if any), and finally, the outstanding loan amount. The creditor has the right to unilaterally amend the order of repayments set out in this clause at any time.
15. Disputes arising between the parties may **be settled in a court proceeding or by the Financial system mediator (in the order prescribed by the RA law on "Financial system mediator"), located at 0010, Yerevan, 15 M. Khorenatsi St, "Elite Plaza" business center, 7th floor, e-mail – info@fsm.am, telephone – (+37460) 70-11-11, fax –(+37410) 58 24 21.** Moreover, if the property claim does not exceed 250 000 (two hundred fifty thousand) AMD or equivalent in foreign currency, the decisions of the Financial System Mediator cannot be challenged by the Bank.
16. For the purpose of due diligence **of the client as defined by RA law on "Anti Money Laundering and Counter Terrorism Financing," the Bank may require additional documents or information based on "Know Your Customer" (KYC) principle.**
17. Pursuant to the agreement concluded with the United States under the Foreign Account Tax Compliance Act (FATCA), the Bank may request additional information to determine whether a customer is a U.S. taxpayer. Furthermore, in accordance with the Tax Code of the Republic of Armenia, the Bank may request additional information for the purpose of providing the State Revenue Committee with information regarding customers who are foreign tax residents, in accordance with the procedures established under the Common Reporting Standard (CRS) of the Organisation for Economic Co-operation and Development (OECD).
18. The customer has the right to communicate with the Bank through a preferred means of communication: e-mail or regular post. 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 as well as ensures confidentiality.
19. **'Your Financial Guide' is an online system that facilitates the search for and comparison of services offered to individuals** and helps you choose the option that best suits your needs:
20. [www.fininfo.am](http://www.fininfo.am)
21. You can familiarize yourself with the terms and conditions for providing statements, copies thereof, and references throughout the term of the loan agreement at the following link: [Tariffs](#)
22. A list of the Bank's branches and ATMs, as well as information about their locations and hours of operation, is available at the following link: [Branches and ATMs](#)
23. The Bank provides remote banking services via the [IDBanking.am](http://IDBanking.am) online system and the [Idram&IDBank](#) mobile app. The procedures and terms and conditions governing the provision of remote banking services by the Bank are set out in the [Public Terms and Conditions for the Provision of Remote Banking Services](#).

**ATTENTION: THE BANK IS CONTROLLED BY THE CENTRAL BANK OF THE REPUBLIC OF ARMENIA**