The terms in the print version of the information bulletin may have been modified. In case of any differences between the terms in the print bulletin and the effective terms published on the website, it is recommended to turn to a branch or be guided by the version available on the website [ardshinbank.am.](ardshinbank.am)

"Express" Consumer Loans Secured by the Pledge of Real Estate and Loans Being Relocated from Other Financial Institutions (standard refinancing) *

Loan currency	AMD	
Application and documents accepted at	Branches of the Bank, Customer Service Division	
Purpose of the loan	Consumer	
Loan amount	AMD 1,500,000 – 150,000,000	
Type of interest rate	Fixed (verified) [1]	Floating[2]
Annual nominal percentage rate	16.5% - 19%	SR+5.5% - SR+7.5%
Actual annual percentage rate	16.66% - 24%	
Loan period	5 - 15 years	
Maximum loan/pledge ratio	In case of 80% and 70% land plot	
Fee for loan application review	AMD 9,900	
Pledge procession fee	AMD 26,000	
Insurance[3]	Subject to the insurance company's tariff	
Evaluation of real estate	Via the Bank's resources	
Reception of a single reference	Implemented by the customer subject to the tariff established by the RA Cadastre Committee	
Notarial authentication of agreements	Implemented by the customer subject to the fee established for notarial authentications	
Loan and interest sum redemptions	Monthly annuity redemptions	
Loan issuance method	Cash-free, i.e. – via the bank account	
Opening of a bank account	Subject to the Bank's tariffs https://www.ardshinbank.am/content/բանկային-հաշիվ	
Withdrawal of loan amount	Subject to the Bank's tariffs https://www.ardshinbank.am/content/բանկային-հաշիվ	
Issuance of statements	Subject to the Bank's tariffs https://www.ardshinbank.am/content/բանկային-հաշիվ	

Requirements for the Borrower

Borrower	A resident of the Republic of Armenia aged 21 and over but no more than 70 years of age (up to the age of 71) until the loan redemption
Pledger	1. Pledger or his/her spouse 2. An individual of full legal age other than the Borrower and/or his her spouse, provided that person faces no restriction, and the right to the property being pledged arose no earlier than 3 month prior to submitting the loan application
Other requirements to the Borrower, his/her	1. Absence of an overdue and/or classified loan or a guarantee upon

spouse and the pledger	consideration of the application 2. Available phone number and email address
Requirements for the Subject of Pledge (Collateral)	
Collateral	Real estate of residential and public value, including undeveloped land plots (one loan per pledge collateral)
Property address	According to the Bank's zoning list: the addresses in zone 1 and 2, and the addresses in zone 4 as indicated below; villages of Teghut, Getahovit, Tavush region, Tumanyan, Gyulagarak, Dsegh, Debet, Arevashogh and Jrashen, Lori region, Marmarashen, Baghramyan (Artashat), Berkanush, Goravan, Ararat region; in case of land plots, the city of Yerevan (except for clauses 1-18), as well as the following urban and rural settlements: Vagharshapat, Masis, Artashat, Ashtarak, Abovyan, Tsaghkadzor, Yeghvard, Arinj, Dzoraghbyur, Jrvezh, Kasakh, Proshyan, Zovuni, Verin and Nerkin Ptghni, Ayntap, Nor Kharberd, Kanakeravan
Requirements for the real property being pledged	➢ The real estate shall have stone, panel or reinforced-concrete construction (apart from partition walls and inter-floor covers). The real estate must be at least 80% complete, without cosmetic repairs the minimum (internal divisions, plastered). Half-constructed, unfinished and dilapidated property units may not be a subject of pledge (collateral). ➢ The residential real estate shall have the necessary communication supplies (fixed water pipeline, electrical installation). ➢ The real property shall not be a public shelter or be located on the premises of another construction, i.e. – a former hostel or hotel, public or administrative building; it shall not be a garage, car parking lot or an individual parking space. ➢ If the real estate comprises makeshift constructions, which form an integral part of the property being pledged (complete each other), the absence thereof (in case of demolition) shall not change the designed purpose, attraction. Makeshift constructions may not be a subject of pledge (collateral). A subject of pledge (collateral) may not be a real property unit with makeshift premises surpassing 50% of its legal premises. ➢ The real property may not be in a building classified at least 3rd degree unsound or be unsound above the 3rd degree. ➢ The pledger's right to the ownership of the real estate shall be registered with the authorized state agency in a manner prescribed by law. ➢ A land plot shall be privately owned with paid land cadastral value; ➢ The total construction value shall constitute minimum 30% in the 1st zone, minimum 40% in the 2nd zone, minimum 50% in the third zone and 60% in the fourth zone; ➢ Whenever the real estate is owned by individuals under the right of joint and/or several ownership, all the shares shall constitute a pledge altogether, with all the co-owners of the pledge acting as pledgers. ➢ The real property interfloor cover, i.e. – the ceiling, shall not be

	higher than 2.5 m. ➢ The residential real estate shall not be on a basement level floor, basement and semi-basement floors and on a mechanical floor, in the panthouse or in the attic. Residential houses with the surface on any of the floors above surpassing half of the total area of the house shall not be a subject of pledge (collateral); ➢ Properties with a shared space with any other property unit, the land plot of a residential house (or a part thereof) shall belong to the owner under the right to leasing, with gratuitous use or servitude; ➢ Residential houses with 2 or more walls shared with other owners' properties may not be a collateral. Exceptions apply to newly-built town-houses. ➢ Real estate partially handed over for gratuitous use under a court ruling may not be a collateral; ➢ If the real estate being pledged is a private residence, it shall be pledged in its integrity. ➢ Real estate shall not be on a territory declared a prevalent public interest. ➢ The land parcel shall have an entrance detached from community lands.
Insurance Requirements	
Collateral insurance (one year)	1. In the contractual amount in accordance with the loan agreement; 2. The insurance agreement shall cover the damages arising out of the following incidents: ➢ Risks stemming from fire, thunderstroke, explosion (natural gas used for household purposes, steam boilers, gas storage tanks, gas pipelines, pressure pipes and other similar devices, as well as explosives); ➢ Risks stemming from the fall of pilot-controlled vehicles or collision therewith, as well as from the fall of parts thereof or of cargo; ➢ Storm, hail, flood ➢ Lava eruption, ground sediment, landslides, dilapidation, snow mass ➢ Damage caused by heating, water supply, sewage and other similar systems, risks emanating from sprinkler systems and drainage pipe; ➢ Risks arising from theft by cracking, burglary, banditry, premeditated third person actions aimed at damaging property under insurance, accidents involving transportation vehicles, smoke and acoustic impact; ➢ Breakage of glasses, mirrors, display windows, other external risks apart from the exceptions specified in the insurance rules
Borrower insurance (one year)	Insured against loss of life in the wake of an accident and loss of permanent employability within the credit limit under the contract.
Penalties and Fines Applying to the Borrower for the Non-Performance of a Credit Liability	
Annual interests applying to an overdue loan	24%
For overdue interest amounts	48%

In case of a full or partial early redemption of the loan amount	Not defined
Decision-making Timeframes and Factors	
Preliminary decision-making timeframe	Upon application entry
Final decision-making timeframe	3 business days
Decision validity period	15 business days
Timeframe of issue	1 business day: after notarial authentication of the collateral agreement and cadastral registration of the pledge
Positive decision factors	Compliance of the customer's/spouse's creditworthiness and the property being pledged with the requirements set by the Bank
Loan rejection factors	Non-compliance of the customer's/spouse's creditworthiness and the property being pledged with the requirements set by the Bank

[1] The Bank may unilaterally revise the annual nominal percentage rate starting from the 37th month of the validity period of the agreement.

[2] In the event of a floating interest rate, the loan interest rate shall be determined by adding a fixed component to the settlement rate (SR). The settlement rate shall be annually revised by the Bank on the 1st day of February. The interest rates of the issued loans may be unilaterally revised by the Bank within 7 business days after the change in the SR and giving the customer a notice thereon (unless a longer date is specified in the notice).

[3] If the borrower disagrees to benefiting from insurance in accordance with the application, the interest rate shall be defined at a 0.5% higher percentage point. Insurance shall apply to the first year of the loan issue, with the Borrower acting as a beneficiary.

[4] For information on the evaluating companies' list, you can follow the link here

Settlement rate definition table:

Time period	*For applications accepted after 17.03.2021*	*Effective for applications accepted prior to 17.03.2021*
Effective	9%	9.75%
01.08.2024-31.01.2025	9.5%	11.5%
01.02.2024- 31.07.2024	9.5%	13.25%
01.08.2023-31.01.2024	9.5%	13.25%
01.02.2023.31.07.2023	9.5%	13.5%
08.08.2022–31.01.2023	9.5%	12%
01.02.2022-07.08.2022	8.5%	10.5%
03.08.2021-31.01.2022	7%	10%
01.02.2021-02.08.2021	6%	8.25%

Important to Know

The borrower shall be entitled to discharge (redeem), in full or in part, the liabilities under the agreement ahead of schedule, in which case the principal sum of the credit shall be reduced in the amount of the sum being paid; the total expenses for

crediting the borrower shall be reduced proportionately. In that case, the interest sum accrued to the balance of the principal amount of the loan and the maintenance fee accrued to the balance of the principal amount of the loan shall be subject to reduction from the total credit costs. Meantime in the event of exercising its right hereunder, the bank may not apply responsibility measures.
The loan interest rates shall be settled based on the nominal interest rate. And the actual annual interest rate shall reveal the loan value for the specific customer in case of paying the established fees within prescribed timefrimes and in established amounts.
In the event of overdue liabilities, the redemptions shall be made in the following sequence: expenditures made by the Bank with respect to the confiscation of the property pledged in a prescribed manner and other accounts receivable by the Bank on the part of the Borrower and/or the Co-Borrower (generated as part of loan agreements), the forfeit penalty settled for (accrued to) the overdue liability, interest sum settled for (accured to) the overdue Loan, settled (accrued) yet unpaid overdue interest sum, overdue loan amount, loan maintenance fee, fixed-term interest sum settled (accrued) for the loan use, and the Loan amount.
The borrower shall be entitled, without any reasoning, to unilaterally dissolve the lending agreement within 7 days after the conclusion thereof unless the lending agreement (reflection period) envisages a longer time period. In that case, the borrower shall pay interests to the Bank for using the loan, which shall be settled based on the actual annual percentage rate envisaged under the lending agreement.
The Bank's MOBILE BANKING application enables features such as money transfers, loan redemptions, viewing of account balances and transactions, payments and numerous other transactions that can be accessed by following the link below: https://ardshinbank.am/for-you/mobile-banking?lang=en

ATTENTION:

Your property may be confiscated in a manner prescribed by law in the event of your failure to make a timely redemption of the interest sum and the credit.

In the event of your non-performance or improper performance of the liability, the lender shall, after 3 business days, send the data to a credit bureau to have your credit history generated. You are entitled to annually get a free copy of your credit history from the credit bureau.

A poor credit history may be a hindrance to your future chances of receiving a loan.

Financial institutions in the Republic of Armenia are controlled by the Central Bank of Armenia