

Retail Lending Terms and Conditions

Edition 43

Effective date: April 26, 2021

7.7 Overdraft on Master Card Platinum/VISA Platinum cards secured by property (including paper gold and cash)

Purpose	Purpose	Payments, cash withdrawal			
Client's personal details	Eligible age of client/co-borrower/guarantor	18-65 years old, provided that the borrower's age at the time of expiry of loan agreement will not have exceeded 65, otherwise a co-borrower or guarantor is required. The eligible age of co-borrower or guarantor is 18-65 provided that at the time of expiry of agreement it will not have exceeded 65. If involvement of a co-borrower or guarantor is a required condition under loan terms (except where co-borrowers or guarantors possess at least 70% of income included in OTI calculation), the eligible age is 18-65 provided that at the time of expiry of agreement it will not have exceeded 65.			
	Residency	Citizens and non-citizens of Armenia who are resident in Armenia			
Terms of loan	Currency	AMD	USD	EUR	
	Minimum and maximum credit limits	AMD 5,000,000 - AMD 50,000,000	USD 15,000 - USD 100,000	EUR 15,000 - EUR 100,000	
	Increase of credit limit of card	AMD 5,000			
	Term (months)	N/A			
	Interest rate		16.5%	13.5%	11.5%
			Where the client wishes that insurance of pledge should be obtained by the bank, the rate of interest is increased by: • 2.5% if the pledge is vehicle, or • 0.5% if the pledge is plant and equipment. Where the insurance of real estate is obtained by the client, the interest rate is reduced by 0.05%, based on the share of each type of assets in the total collateral.		
			If repayment schedule is differentiated or mixed, the applicable interest rate is increased by 0.5%.		
			If loan-to-value ratio differs from approved standard, the applicable interest rate is increased by 0.5%.		
			Depending on credit history, the applicable interest rate can be increased by 0.5%.		
			If the loan is secured by cash or bonds issued by Ameriabank, the interest rate is: - Applicable interest rate for cash/bond + 4%, but in any case not more than the rates specified above, if the loan and the collateral are in the same currency - Rates specified above, if the loan and the collateral are in different currencies		
		Where the client chooses a repayment option without early repayment fee for loans exceeding 15 million AMD, the interest rate is increased by 2% (not applicable to loans secured by cash/bonds).			
Repayment form	Minimum payment required	Monthly payment of 3% of utilized amount as in account statement or AMD 5,000, USD 10, EUR 10, whichever is greater, is required, plus interest accrued as of that date.* Not applicable to loans secured by cash or bonds and credit cards provided to Premium and Partner clients.			
Security	Eligible security	Real estate, vehicles to the reasonable satisfaction of the bank, metal accounts in gold, cash and bonds issued by Ameriabank			
	Maximum loan-to-value (LTV) ratio** (if the loan is secured by real estate, vehicles or plant and equipment, calculation is based on their liquidation value)	The value of the loan security shall be included in the estimation of the LTV ratio in an amount not more than: 1. Real estate: 70% if in Yerevan, 60% if outside Yerevan 2. Vehicles: 60% 3. Property and equipment: 40%, but not more than 30% of the value of aggregate pledge 4. Metal accounts in gold with Ameriabank: 80% 5. Cash collateral/bonds issued by Ameriabank: -90% if currency of the collateral is the same as of the loan -70% if currencies of the collateral and the loan are different			
	Location of real estate to be pledged	Capital cities and regional centers of Armenia and Artsakh, as well as the towns of Abovyan, Etchmiadzin, Jrvezh, Arinj, Dzoraghbyur, Tsaghkadzor, Dilijan, Qajaran and Jermuk			
	Age of vehicles to be pledged	Max 12 years for foreign brand vehicles other than vehicles made in Russia, China and Iran, in which case max age is 8 years			
	Collateral appraisal		Pledged property to be appraised by an appraising partner of the bank.		
			Vehicles to be appraised by an appraising partner of the bank.		
	Additional security	The bank may request guarantee of individuals and/or companies as additional security.			

Insurance of pledged property	Insurance of pledged property	<p>The insurance of real estate, vehicles and plant and equipment is maintained throughout the loan term:</p> <ol style="list-style-type: none"> 1. By the Client at least for the amount of the outstanding principal/credit limit 2. If obtained by the bank: to the extent of the outstanding principal/ credit limit <p>The bank does not obtain insurance for the following vehicles:</p> <ul style="list-style-type: none"> • Vehicles transporting hazardous materials (toxic substances, chemicals, radioactive and explosive materials) • Vehicles to be used in races, test drives; vehicles which have three wheels, snow removers, motorcycles, special purpose vehicles • Taxis and rental cars
	Early repayment fee	5% of prepaid amount, chargeable if early repayment of the whole or part of loan is made during the first 3 years of loan term. Applicable to loans exceeding AMD 15 million where the credit limit has been prepaid in full. Not applicable to loans secured by cash or bonds.
Required documents	Required documents	Required documents filed together with loan application
		• Loan application
		• ID [original]
		• Certificate of ownership of property to be purchased/pledged [copy]
		Documents required after initial approval
		• Proof of employment and/or other income
		• Marriage (divorce, spouse death), birth certificate [original]
		• Certificates of registration and ownership certificates of vehicles to be pledged [original]
		• Certificate of title to real estate to be pledged [original]
		• Geodetic measurement report of land plot to be pledged***
		• Initial report on appraisal of real estate/vehicle
		Documents required after loan approval
		• Copies of bases of title to real estate (to be submitted upon request)
		• IDs of owners of property to be purchased/pledged [originals]
		• Copies of marriage (divorce, spouse death) certificates of owners of property to be pledged
		• Statement from the State Committee of Real Estate Cadaster on encumbrance of real estate (unified statement)
		• Statement, issued by the Police, on encumbrance of vehicle
		• Real estate appraisal report (final)
• Real estate/vehicle insurance policy		
• Other documents as the bank's specialist may request		
	Late payment fines and penalties	<p>The interest rate specified in the loan agreement shall continue to be applied to overdue loans. Fine in the amount of 0.13 % of overdue loan/interest for each day beyond terms</p>
Other terms	Other fees payable by client	<ul style="list-style-type: none"> • Fee for unified statement from the State Committee of Real Estate Cadaster of the Government of the Republic of Armenia • Fees for notarization of pledge (real estate or vehicle) and filing of the bank's security interest under pledge agreement • Fee for statement from the Police on encumbrance of vehicle