

Lei denominated mortgage credit

Take a BCR loan for a home!

Choose PRIMA CASA loan because you don't want to share a house with your parents anymore or because you got married and want to start your life anew.

⊕ CHARACTERISTICS:

Beneficiaries: to get this loan, you should be at least 18 years old, fulfil the requirements of the "PRIMA CASA" governmental programme, as well as the bank eligibility criteria.

Destination: we give you this loan:

- a) to buy a **new housing unit**, for which the handover protocol at the completion of the new construction works was signed no later than 5 years before the date when the guaranteed loan is applied for
- b) to buy a **consolidated housing unit**, for which the handover protocol at the completion of the intervention works to consolidate and/or decrease the seismic risk was signed no later than 5 years before the date when the guaranteed loan is applied for
- c) to buy a **housing unit**, for which the handover protocol at the completion of the new construction or intervention works to consolidate and/or decrease the seismic risk, as the case may be, was signed more than 5 years before the date when the guaranteed loan is applied for
- d) to develop a **future housing unit** as an individual owner

Loan

denominated in: RON

Maximum ceiling: not more than 95% of the purchase price, without going in excess of:

- the equivalent of **57,000 EUR** in RON in the case of loans granted to buy housing units handed over upon the completion of new construction or intervention works to consolidate and/or decrease the seismic risk, as the case may be, more than 5 years before the date when the guaranteed loan is applied for, including those built through the National Housing Agency (hereinafter ANL) - implemented programmes
- the equivalent of **66,500 EUR** in RON, in the case of loans granted:
 - a) to buy new housing units, including those built through the National Housing Agency-implemented programmes (hereinafter ANL), for which the handover protocol at the completion of the new construction works was signed no later than 5 years before the date when the guaranteed loan is applied for
 - b) to buy consolidated housing units, for which the handover protocol at the completion of the intervention works to consolidate and/or decrease the seismic risk was signed no later than 5 years before the date when the guaranteed loan is applied for, including those built through the ANL - implemented programmes
 - c) to buy future housing units, which shall be built by individual beneficiaries, including those built through the ANL-implemented programmes

Maximum duration: 30 years

Minimum advance payment: 5%

Grace

period: 18 months

It shall only be awarded for future housing units, which shall be developed by the individual beneficiaries.

- Guarantees:** we give you this loan:
- **If you put the Bank as beneficiary of a mortgage on the real estate property bought/developed based on the loan**
 - **In exchange for the guarantee established based on what you collect in your current accounts opened with BCR** (movable mortgage on all crediting accounts)
 - **In exchange for a collateral deposit** established to the benefit of the Bank and valid throughout the loan duration, filled with the amount of the first three interest rates, valid and frozen for the entire loan duration

By way of example, but not limited to, **the following properties are not accepted under the guarantee by BCR:**

- Real estate classified as seismic risk Class I and II Rs I / Rs II, based on the list drawn up by the City Hall or authorized expertise. All buildings registered in other classes of earthquake risk (Class 3 and 4) may be accepted under warranty. If a building is technically but not classified in a seismic risk class or is registered in a seismic risk emergency category (U1, U2, U3) then the building should be classified as seismic risk class (risk class 1, 2, 3 or 4). This classification must be carried out by an expert in technical expertise.
- Flats with low comfort (III and IV), non-functional housing (example: no kitchen, shared bathroom, etc.). The minimum useful areas to be considered comfort II or superior are: for a room (studio) - min. 23 sqm; for 2 rooms - min. 36 sqm; for 3 rooms - min. 48 sqm; for 4 rooms - min. 60 sqm; for 5 or more rooms, 10 sqm for each room will be added to the required minimum floor area for 4 rooms. The subunit values are mathematically rounded (0.5 or greater is rounded up, and below 0.5 it is rounded down). These minimum areas do not include the balcony / log surface
- Buildings for which insurers refuse to conclude insurance policies or for which insurers impose additional clauses / additional franchises or exclusions of insured risks.

Insurance coverage:

Mandatory

- **The mandatory housing insurance (PAD)** assigned to the benefit of the Romanian state, represented by the Ministry of Public Finance and the Bank, for the entire loan duration.
- **The optional real estate property insurance** assigned to the benefit of the Romanian state, represented by the Ministry of Public Finance and the Bank, for the entire loan duration
- **Insurance for the construction development works** for the housing unit under construction

Optional

- **Optional Life Insurance BCR Life Insurance (against payment)**, provided that the eligibility conditions set up by the Insurer are met.
- **Complex Optional Insurance (against payment)**, supporting you in case of **unemployment, extended medical leave and total and permanent disability** (if the eligibility conditions set up by the Insurer are met)
- **Optional Insurance for serious diseases and partial and permanent disability (against payment)**, supporting you in case of risks occurrence of myocardial infarction, cancer, cerebral vascular accident, partial and permanent disability (if the eligibility conditions set up by the Insurer are met)

! DOCUMENTS:

A. Mandatory documents:

Identity papers (for you, for the members of your family, and, as the case may be, for the persons participating with their income to the loan, called co-payers)

Marriage license or **divorce ruling**, if the case may be (copy thereof)

Income statements**In case of customers whose income is reported with ANAF:**

- **Without income statements** (sign an ANAF Inquiry Consent)

In case of income from salaries for which the working contract duration cannot be determined from ANAF data (determined or undetermined), the Bank may request an additional document issued by the employer.

In case the current income is higher by over 20% than the income of the previous year, BCR can request additional documents, depending on the reason declared by the customer for the income increase.

In the case of customers whose income is not reported with ANAF:

In the case of income made up of the salaries of the employees of MAI, MApN, SRI, SIE, SPP, Community Police, Gendarmerie, the employees of penitentiaries or other special units, the customers shall provide **Income Certificate** (only if the salary is not cashed into a BCR account)

In the case of retirement pension income:

- A recent retirement pension receipt or a current account bank statement (only if the pension is not cashed in BCR account)
 - Decision of Definitive Retirement
- ✓ **Documents certifying the payment of an advance:** a preliminary bill of sale, a notarized receipt, etc.
 - ✓ **Documents concerning other loans/credit cards/overdrafts** which you may have with other banks, if the case may be
 - ✓ **Notarized affidavit**, according to which when you apply for the loan, you don't own by yourself or jointly with your spouse any housing unit, irrespective of how or when it may have been purchased or that you own by yourself or jointly with your spouse not more than one housing unit, which you may have acquired through any other way except for the Programme, which has an usable area not more than 50 square meters

B. Specific documents, which vary based on the aim of the loan: to purchase or to develop real estate property etc.:

For instance, to **purchase a real estate property for housing purposes**, you need to provide:

The preliminary bill of sale with respect to the real estate property to be acquired

The ownership document regarding the real estate property which is the subject of the bill of sale (a copy thereof)

The seller's affidavit, according to Law 10/2001, according to which the respective real estate property is not claimed back and that there are no cases pending in court with respect to this property

Excerpts from the **cadastre document database** (copies thereof)

The handover protocols signed at the completion of the new construction or intervention works to consolidate and/or reduce the seismic risk (I.e.: A handover protocol at the completion of the new construction works)

Energy Efficiency Certificate:

Ask the BCR representative for the complete list of the documents required to take a loan, customized based on the aim of your loan!

PHASES

Here are the stages which you must follow to take the loan:

- You provide to us your income statements for a review
- We check whether you fulfil the requirements for the amount you applied for
- After filing all documents (including the documents concerning the real estate property to be bought and the bill of sale if you have already found the real estate property which you wish to buy), we give you a document titled "The loan offer" and you sign the loan application form

- After paying the appraisal fee, an external appraiser will assess the real estate property which you bring in as a collateral
- We inform you whether the Bank approved or denied your loan application
- We get the approval of FNGCIMM guarantee

After getting FNGCIMM approval, you sign the loan agreement, the guarantee agreements, the real estate property insurance policies etc.

- We make the money available to you in your current account, from which it shall be wire transferred in one or several instalments, according to the loan agreement, to the account of the seller, of the developer, of the suppliers of materials, of the service provider etc., as the case may be

If you haven't found the real estate property which you want to buy, we first endorse your loan, and then you have 90 days since the signature of the loan offer to find your real estate property.

⊕ ADVANTAGES:

YOU HAVE THE GUARANTEE OF THE LOAN WHICH YOU MAY TAKE:

- first, we endorse your application, and then **you have up to 90 days to find the place which you want to buy**

LOW COSTS:

- **Small monthly installment → a decreased financial effort** given the reduced cost and the long loan duration
- **You have zero fee for your file review**

ACCESSIBILITY:

- You may bring in **up to 3 copayers** that shall participate with their income to the loan, which means that you may get a higher loan

SAFETY AND PROTECTION:

- By signing a life and unemployment insurance, **you protect yourself and your family.** Consequently, if unfortunate events occur, the loan does not become a burden

SIMPLICITY AND EASINESS:

- **YOU DON'T NEED any income statements**, the information is gathered from ANAF database

FLEXIBILITY:

- You may **pay the instalments without going to the bank**, using Click / Alo 24 Banking BCR
- You may pay **the loan before its term** at zero cost

⊘ EXAMPLES OF CALCULATION JANUARY 2020:

FEE	LOAN VALUE	PRIMA CASA BCR
Total loan value		RON 160,000
Loan duration		Maximum of 30 years
Variable interest rate		4.36%/year (IRCC* + 2%)
Housing unit appraisal fee		RON 370 VAT included
FNGCIMM management fee	0.45%/year, calculated at the value of the guarantee**** (more specifically 40% in the case of housing units under letter c) or 50% for the housing units under letter a), b) or d)	

LOAN VALUE	PRIMA CASA BCR
FEE	
	of the balance of the guaranteed funded (principal), excluding the interest rates and the Bank charges, as well as any other outstanding amounts by virtue of the loan agreement)
DAE*	4.69%
Total outstanding value for the customer	RON 293,111
Monthly payment**	RON 797

Offer is valid until 31.03.2020

* DAE shall be calculated according to the requirements shown in the table and does not include the real estate property insurance cost;

Reference index for loans granted to consumers (IRCC) = 2.36% valid on 01.01.2020

** The monthly rate does not include the management fee owed to FNGCIMM (the National Credit Guarantee Fund for Small and Medium-Sized Enterprises)

*** File review fee: 0%, except for the promissory guarantee application for which 0.15% of the value of the promissory guarantee applies

**** In determining the value of the guarantee, for the example of calculation, consideration was given to building a **future housing unit** or purchasing a **new/consolidated housing unit** for which the handover protocol at the completion of the intervention works to consolidate and/or decrease the seismic risk was signed no later than 5 years before the date when the guaranteed loan is applied for, cases when the state guarantees not more than 50% of the value of the loan.