

Loan Terms and Conditions – Housing loans uninsured by NKOSK with a foreign exchange clause – combined interest rate

HOUSING LOANS UNINSURED BY NKOSK WITH A FOREIGN EXCHANGE CLAUSE – COMBINED INTEREST RATE	
TYPE OF CLIENT	BANK CLIENTS RECEIVING THE SALARY/PENSION THROUGH THE BANK, AND BANK CLIENTS IN THE PROCESS OF TRANSFERRING THE SALARY / PENSION PAYMENT TO THE BANK
LOAN AMOUNT	from EUR 30.000 to EUR 300.000 from EUR 30.000 to EUR 100.000 for the purchase of the first residential property (for downpayment of 10%)
CONTRACTED LOAN CURRENCY	Dina loan indexed in EUR
INDEXATION CRITERIA	EUR mid-exchange rate of the NBS
REPAYMENT PERIOD	from 96 to 360 months from 96 to 240 months for the purchase of the first residential property (for a downpayment of 10%)
NOMINAL INTEREST RATE AT AN ANNUAL LEVEL	Model I: First 36 months: from 4,50% to 4,95% fixed After 36 months: 6M EURIBOR + from 2,25% to 2,50%, variable Model II: First 72 months: from 4,50% to 4,95% fixed After 72 months: 6M EURIBOR + from 2,25% to 2,50%, variable The margin from 2,25% to 2,50% is fixed. The value of the 6M EURIBOR as of 01/03 or 01/09 is applied for the current six-month period.
INTEREST RATE ADJUSTMENT	The first adjustment of the interest rate is made upon the expiration of the fixed period, including the period for the calculation of interim interest, if it has been calculated. Thereafter, adjustments occur every six months, applying the value of the 6M EURIBOR as of 01/03 or 01/09 for the current six-month period.
BANK FEE FOR PROCESSING A LOAN	Fee free
LOAN COLLATERAL	- Two blank promissory notes of the credit user - First-rank mortgage or second-rank mortgage when the first-rank mortgage is established as a security in favor of NLB Komercijalna Banka. - Real estate insurance endorsed in favor of NLB Komercijalna Banka with insurance companies.
LOAN REPAYMENT	It is carried out monthly in the dinar equivalent of EUR at the middle exchange rate of the National Bank of Serbia (NBS) on the date of the monthly installment payment
DOWNPAYMENT	Minimum 20% of the purchase price of the real estate or the estimated cost and bill of quantities Minimum 10% of the purchase price of the real estate for the purchase of the first residential property
EARLY REPAYMENT	Real estate purchase: 1% of the amount of the early repaid principal if the period between the early repayment of the loan and the final maturity date is longer than one year, or 0.5% if the mentioned period is shorter, provided that the amount of the early repayment within a 12-month period exceeds RSD 1,000,000.00.

In all cases where the loan is secured by a mortgage on real estate, there are costs associated with property valuation, insurance, obtaining certificates, confirmations, permits, declarations, and decisions from the competent authorities, as well as costs for establishing the mortgage, and others. These costs are included in the representative example.

The conditions for granting this type of housing loan are for informational purposes. For the possibility of submitting a request and more detailed information regarding this loan product, we invite you to contact the nearest Bank branch.