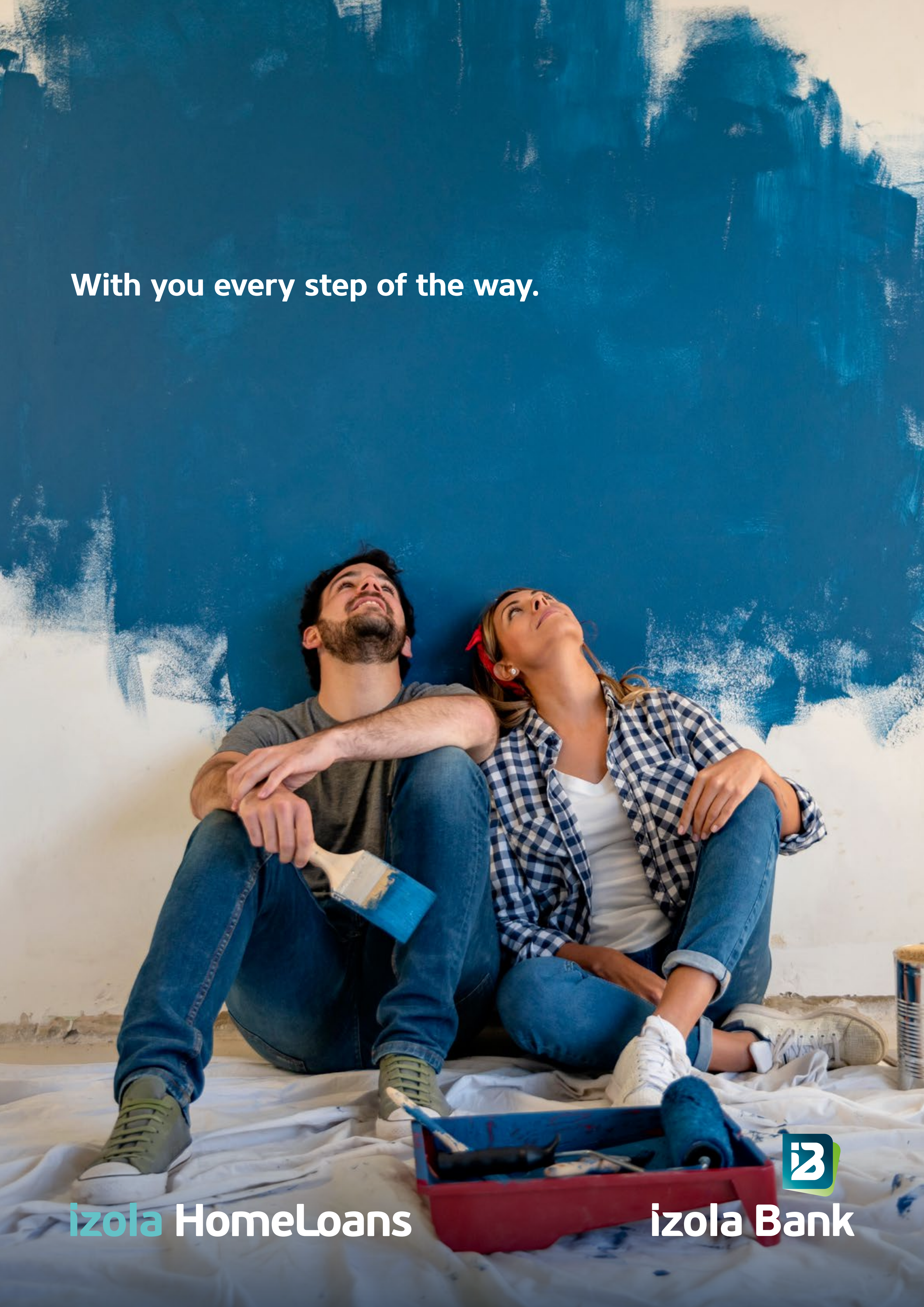
With you every step of the way.
izola HomeLoans
izola Bank

The perfect loan
for your new home.

izola HomeLoans

Variable Interest Rate Home Loan

A variable interest rate means that the rate of the interest charged on the outstanding balance of your home loan fluctuates both up and down. It is based on an underlying benchmark or index that may change from time to time. When interest rates in the market go down, you would benefit from a lower rate, meaning your repayments will fluctuate as well. On the other hand when the interest rates rise, so too would your repayments.

Variable Rate	**3.85%** for the entire term of the loan A variable rate of 3.85% composed of a Bank's Base Rate of 2.2% plus a margin of 1.65%
Loan Term	Retirement age up to a maximum of **40 years**
Deposit Required	**10%** of the total cost of the property Foreign nationals should contact our **support team** for guidance on deposit requirements
Fees	**No initial fees** No initial processing fees or bank charges
External Fees	Absorb the cost of your legal and notary fees into your Home Loan account.

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Representative Example
Izola Bank Variable Interest Rate Home Loans

Total Cost of the Property	€300,000
Loan amount	€270,000 (Maximum of 90% of total cost of the property)
Customer's contribution	€30,000 (Minimum of 10% of total cost of the property)

This representative example illustrates a typical Home Loan for €270,000 repayable over a maximum term of 40 years, at a variable interest rate of 3.85% per annum, composed of a Bank's Base rate of 2.2% per annum plus a margin of 1.65% per annum.

This Home Loan will be repayable in 480 equal monthly instalments of €1,103.38, with the total amount payable including both loan capital and debit interest, being that of €529,622.40. This calculation is based on the assumption that no advance or accelerated repayments are affected and that the debit interest rate would remain the same throughout the entire 40-year duration of the Home Loan.

Meanwhile, the APRC (Annual Percentage Rate of Charge) represents the total cost of the home loan expressed as an annual percentage and this includes debit interest charged during the entire duration of the loan together with any applicable costs known to the lending Bank at the time of sanctioning of the loan.

The typical APRC for this Home Loan would be 3.93%.

The above representative example is provided for illustration purposes and Izola Bank Home Loans are subject to the Bank's internal policies and lending criteria and reserves the right to affect any changes as deemed necessary from time-to-time.

izola HomeLoans

Fixed Interest Rate Home Loan

Our fixed interest rate loan offers you a set rate for the first 3 years of your home loan, then followed by a variable rate. This is very popular for first time buyers as you can benefit from knowing the exact amount of your repayments for the early years of your mortgage. Following this your home loan will switch to a variable rate where you can still enjoy lower rates if the market rates are favourable.

Fixed Rate	**3.85%** for the first 3 years This then switches to a variable rate of 3.85% composed of a Bank's Base Rate of 2.2% plus a margin of 1.65%
Loan Term	Retirement age up to a maximum of **40 years**.
Deposit Required	**10%** of the total cost of the property Foreign nationals should contact our **support team** for guidance on deposit requirements
Fees	**No initial fees** No initial processing fees or bank charges
External Fees	Absorb the cost of your legal and notary fees into your Home Loan account.

**WANT TO KNOW MORE?
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Representative Example

Izola Bank Fixed Interest Rate Home Loans

Total Cost of the Property	€350,000
Loan amount	€315,000 (Maximum of 90% of total cost of the property)
Customer's contribution	€35,000 (Minimum of 10% of total cost of the property)

This representative example illustrates a typical Home Loan for €315,000 repayable over a maximum term of 40 years, with an initial fixed debit interest rate of 3.85% per annum for the first three (3) years, then followed by a variable debit interest rate of 3.85% per annum, composed of a Bank's Base rate of 2.2% per annum plus a margin of 1.65% per annum, for the remaining loan duration of 37 years.

This Home Loan will be repayable as follows:

a) 36 equal monthly instalments of €1,287.27, followed by
b) 444 equal monthly instalments of €1,287.27.

The resultant total amount payable including both loan capital and debit interest would be €617,889.60. This calculation is based on the assumption that no advance or accelerated repayments are affected and that the variable debit interest rate would remain the same throughout the entire 37 years.

Meanwhile, the APRC (Annual Percentage Rate of Charge) represents the total cost of the home loan expressed as an annual percentage and this includes debit interest charged during the entire duration of the loan together with any applicable costs known to the lending Bank at the time of sanctioning of the loan.

The typical APRC for this Home Loan would be 3.93%.

The above representative example is provided for illustration purposes and Izola Bank Home Loans are subject to the Bank's internal policies and lending criteria and reserves the right to affect any changes as deemed necessary from time-to-time.

Refinancing your home loan with Izola Bank

Your new home loan could save you money or help you to accomplish other financial goals.

Our refinancing home loan package is ideal for existing homeowners who would like a new loan to replace their current loan. It's ideal for people who might like to obtain a lower interest rate thus reducing the home loan monthly repayments and possibly saving hundreds or thousands from interest. This can also help you refurbish and renovate your home.

Fixed Rate	Choose a fixed or variable rate
Amount financed	Up to **100%** of your remaining loan amount. So long as this does not exceed 90% of the market value of your property
Loan Term	Retirement age up to a maximum of **40 years**.
Deposit Required	None
Fees	**No fees** No processing fees or bank charges

WANT TO KNOW MORE?
GET IN TOUCH!

Representative Example

Izola Bank Variable Interest Rate Home Loans

Total Cost of the Property	€200,000
Loan amount	€180,000 (Maximum of 90% of total cost of the property)

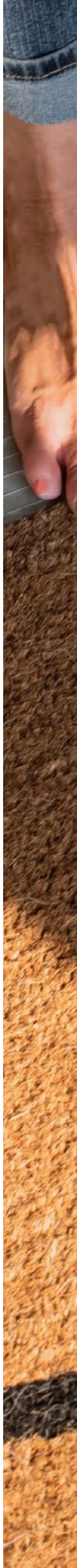
This representative example illustrates a typical Home Loan for €180,000 repayable over a maximum term of 32 years, at a variable interest rate of 3.85% per annum, composed of a Bank's Base rate of 2.2% per annum plus a margin of 1.65% per annum.

This Home Loan will be repayable in 384 equal monthly instalments of €816.01, with the total amount payable including both loan capital and debit interest, being that of €313,347.84. This calculation is based on the assumption that no advance or accelerated repayments are affected and that the debit interest rate would remain the same throughout the entire 32-year duration of the Home Loan.

Meanwhile, the APRC (Annual Percentage Rate of Charge) represents the total cost of the home loan expressed as an annual percentage and this includes debit interest charged during the entire duration of the loan together with any applicable costs known to the lending Bank at the time of sanctioning of the loan.

The typical APRC for this Home Loan would be 3.94%.

The above representative example is provided for illustration purposes and Izola Bank Home Loans are subject to the Bank's internal policies and lending criteria and reserves the right to affect any changes as deemed necessary from time-to-time.



Here’s a handy checklist of the documentation you’ll need to apply for your home loan.

Below is a list of the information you’ll need to have available in order for us to process both your request for a quote (i.e. the amount of the Home Loan that you would be eligible for with Izola Bank) or your full and detailed home loan application. Making sure you have this information ready beforehand will really speed up the home loan process.

Home Loan Quotation Phase

We will need this information when you would like us to provide you with a quote for your home loan with Izola Bank. If you are applying jointly with another individual, you will both need to have this information and documentation ready to supply to us.

- [ ] Copies of your photo identification documents. ID Cards, passports etc.
- [ ] Your last three (3) payslips if you are currently employed.
- [ ] Your most recent FS3 for anyone whose status is currently employed.
- [ ] Trading Profit & Loss Account duly signed by an accountant for those who are registered as self-employed or as a sole trader.
- [ ] Your most recent Income Tax Return if you are self-employed or a sole trader.
- [ ] Details and documentation of any other borrowing commitments. This includes hire purchase information, credit cards, loans with other banks.

Home Loan Application Phase

We will need this information when you would like to move on from the quote to a full and detailed application form for your home loan with Izola Bank. If you are applying jointly with another individual, you will both need to have this information and documentation ready to supply to us.

- [ ] A copy of the signed promise of sale agreement for the acquisition of the property.
- [ ] Copies of your photo identification documents. ID Cards, passports etc.
- [ ] The last three (3) payslips for anyone whose status is currently employed.
- [ ] Your most recent FS3 for anyone whose status is currently employed.
- [ ] Your Employment Contract (if you are currently employed).
- [ ] Trading Profit & Loss Account duly signed by an accountant for those who are registered as self-employed or a sole trader.
- [ ] Your most recent Income Tax Return if you are self-employed or a sole trader.
- [ ] Updated VAT, CIR and NI statements if you are self-employed or a sole trader.
- [ ] Form TA24 for the past two (2) years if the source of your income or a part of it is derived from any rental income.
- [ ] A statement of your primary deposit account including any credit cards held, for the past twelve (12) months.
- [ ] A Central Credit Registry request authorisation form would need to be signed authorising the Bank to carry out credit checks with the Central Credit Registry.
- [ ] Your VAT Certificate & VAT Information Sheet if you are self-employed or a sole trader.
- [ ] If you have any loans with other banks, a copy of the most recent sanction letter, as well as the account statements for the past two (2) years.
- [ ] Details and documentation explaining any/all other borrowing commitments. This includes hire purchase information, credit cards etc.
- [ ] The PA Permit along with an approved property and site plan for the property being financed through the Home Loan.
- [ ] If the applicant/s is/are legally separated/divorced, a copy of the deed of separation or relevant excerpts thereof may be required.
- [ ] In order to apply for refinancing of an existing home loan facility, the Bank requires a copy of the deed of acquisition together with the existing bank’s sanction letter and home loan account statement for the past two (2) years.
- [ ] If your home loan also needs to include costs to cover: refurbishment and renovation of your residence, an architect’s estimate of the breakdown of works would be required.

Important Notices:

i. Izola Bank reserves the right to request for additional supporting documentation depending on the circumstances of each case and the applicant must undertake to supply further documentation and information should these be required;
ii. The applicant must undertake that the information provided is true, complete and up-to-date;
iii. The applicant must undertake to inform the Bank immediately of any changes in the information supplied to the Bank.

Security Requirements

The Home Loan would be secured by the following:

- First ranking General Hypothec by the borrower for the entire Home Loan amount.
- First ranking Special Hypothec and Special Privilege by the borrower for the entire Home Loan amount over the immovable property being financed.
- Pledge on an adequate Life Insurance policy in the name of the borrower for the entire Home Loan amount and covering the entire duration of the facility.
- Pledge on an adequate Buildings Insurance Policy covering the immovable property being financed by the Home Loan for its full replacement value.

Any additional security may be requested by the Bank depending on the specific circumstances of the Home Loan requirement.

We suggest you have a look at our **Pre-Contractual General Information Sheet**, available for download from our website, for more detailed information on our Home Loans product.

Home Loan Fees.

Izola Bank Fee Structure in relation to our Home Loans.

NO INITIAL FEES

- The Bank will collect the processing fee with the issuance of the sanction letter but this would be refunded upon utilisation of the Home Loan.
- The Bank's Legal fees in connection with the contract and, where applicable, the architect's fee for the property valuation will be covered by Izola Bank.

General Information on Izola Bank's Home Loan Fees

The following are fees that may be applicable during the duration of the Izola Home Loan:

1. A 'Processing' fee of 0.2% of the Home Loan facility amount with a minimum of €75 and a maximum of €500 is applicable. The processing fee would be due and payable to the Bank upon the issuance of the sanction letter, which fee would be refunded after the publication of the deed of acquisition of the immovable property being financed, provided that all sanction letter agreement terms are complied with.
2. A one-time non-refundable 'Booking' fee of €75 is applicable in the case of Fixed Interest Rate Home Loans, which would be due and payable to the Bank upon issuance of the sanction letter.
3. In the case of Fixed Interest Rate Home Loans an 'Early repayment' fee of 2% would be applicable on the outstanding book balance of the Home Loan, should the Home Loan be paid off within the fixed interest rate period. In the case of any accelerated repayments affected during the fixed interest rate period, the early repayment fee of 2% would be applicable on repayments affected, should these in aggregate exceed twelve (12) months' instalments.
4. 'Professional Legal' fees depending on the facility amount are applicable, for the execution of the hypothecary deed of borrowing including all related formalities. The Bank may waive the Professional Legal fees at its sole discretion.
5. Where applicable, a 'Bank-appointed architect's' fee would be applicable based on the value of the property being evaluated. The Bank reserves the right to appoint its own architect and may waive this fee at its own discretion.
6. A 'Commitment' fee of 0.20% per annum of the undrawn balance of the Home Loan would be applicable in case of the lapse of the 'Draw-Down Expiry' date.
7. An 'Extension' fee of €30 is applicable when the Bank is requested to extend the Draw-Down Expiry date for the facility from that stipulated in this sanction letter.
8. A 'Legal' fee of €30, excluding out-of-pocket expenses, would be applicable for the issuance of a letter of waiver, reduction, postponement or subrogation of the Bank's hypothecary charges in favour of other bank/s or third parties.
9. A 'Legal' fee of €50 (excluding VAT), excluding out-of-pocket expenses is applicable for the renewal of the relative hypothecary and/or privileged charges in the public registry and/or the land registry, as applicable, upon the lapse of (30) thirty years from the date of their registration, should the relative facility not have been repaid by that time.
10. An 'Updating of searches' fee of €50 (excluding VAT), excluding any out-of-pocket expenses is applicable for every periodic updating of public registry searches, (normally at eight (8) yearly intervals, but can be less) together with a fee of €2 for every additional inscription.
11. A 'Legal' fee of €20 per certificate for post-deed updating of land registry certificate/s, plus out-of-pocket expenses is applicable.
12. Where applicable a 'Legal' fee of €126 (excluding VAT) and excluding out-of-pocket expenses would be applicable for the publication of the deed for the Conservation of the Special Privilege over the immovable property being financed.
13. A 'Collateral release' fee of €20 per security item is applicable when release of collaterals (such as, but not limited to, waiver/postponement/cancellation of hypothecs) is requested and when such notice of release is to be communicated to third parties.
14. Fees in connection with the perfection of security items may be debited to the Borrowers' account to cover any third-party costs required for the perfection and verification of any security items required by the Bank, as stipulated in the Bank's sanction letter agreement.
15. A 'Cancellation' fee of €50 is applicable upon full settlement of the Home Loan facility, which includes the issuance of the letter of cancellation for the hypothecary charges.
16. A 'Chaser' fee of €15 per letter advising you of any arrears on your home loan repayment and / or non-adherence to any of the sanction letter terms would be applicable.
17. An 'Unprocessed loan payment' fee of €10 is applicable when the loan service account is not adequately funded to process the loan repayments as stipulated in the sanction letter agreement.
18. A 'Management' fee of €30 would be applicable for any request to affect any changes to the sanction letter or for any application for re-scheduling of the Home Loan facility.


Save money around your lifestyle.
izola Saver
Find our more at www.izolabank.com
izola Bank

izola HomeLoans

Here to support your home loan needs.

For further information, please visit our website
or email us on homeloans@izolabank.com

www.izolabank.com/homeloans

izola Bank

A family-owned bank designed to support your needs.

Izola Bank has been in successful operation for over 30 years. Initially formed to support its parent company, the Van Marcke Group, Izola Bank now provides products and services to a wide range of business and personal customers in Malta, Belgium and France. Commended for delivering digital financial products and services with a human touch, Izola Bank is dedicated to offering customers relevant solutions that can support their ambitions for growth in business and in life.

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