

NOUA CASA BCR

Lei denominated mortgage credit

Take a BCR loan for a home!

Choose NOUA 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 "NOUA 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 EUR 66,500 in RON equivalent in the case of loans granted for the houses referred to letters a)-c) of the Destination paragraph, with a purchase price of maximum EUR 70,000 in RON equivalent, but not more than the value resulting from the valuation report of the house
- **not more than 85% of the purchase price**, with a value between minimum of EUR 59,501 and maximum of EUR 119,000 in RON equivalent in the case of loans granted for the houses referred to letters a)-c) of the Destination paragraph, with a purchase price between EUR 70,001 – EUR 140,000 in RON equivalent, but not more than the value resulting from the valuation report of the house

Maximum duration: 30 years

Minimum advance payment:

- ✓ **5%** of the purchase price for the houses referred to letters a) to c) of the destination paragraph, with a purchase price of maximum EUR 70,000 in RON equivalent
- ✓ **15%** of the purchase price for the houses referred to letters a)-b) of the destination paragraph, with a purchase price between 70.001 -140.000 EUR RON equivalent

- 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:

LOAN VALUE		NOUA CASA BCR
FEE		
Total loan value		RON 270,000
Loan duration		Maximum of 25 years
Variable interest rate		7.90%/year (IRCC* + 2%)
Housing unit appraisal fee		RON 470 VAT included
FNGCIMM management fee	0.30% annually, calculated on the value of the guarantee **** (i.e. 50% for the houses referred to in letters a) to c) of the Destination paragraph, with a purchase price of maximum EUR 70,000 in RON equivalent or 60% for the houses referred to in letters a)-b) of the Destination paragraph, with a purchase price between EUR 70,001 and EUR 140,000 in RON equivalent from the balance of the guaranteed financing (principal), excluding the interest and commissions charged by the Bank and other amounts due under the credit agreement)	
DAE*		8.36%
Total outstanding value for the customer		RON 626,645
Monthly payment**		RON 2,066

* 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) = 5.90% valid until 30.06.2024

** 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 calculation example, the acquisition of a house with an acquisition value of up to EUR 70,000 in RON equivalent was taken into account, in which case the percentage of state guarantee of the loan is up to 50% of the financing value.