

# MORTGAGE LOAN SPECIAL OFFER FOR APARTMENTS FROM “TIGRAN METS” RESIDENTIAL COMPLEX



HSBC Bank Armenia is currently offering competitive lending terms on an attractive new-build “Tigran Mets” residential complex located at Monte Melkonyan street, Malatia-Sebastia district.

## **About Residential Complex**

The residential complex is located near Yerevan Park, away from the city noise.

The building has been designed to ensure important aspects of comfortable lifestyle, like accomodating families, ensuring rest and leisure, personal space and comfort.

The complex will have a large green area of about 8000 square meters where the following entertainment facilities will be located:

- ◆ underground parking
- ◆ open balcony in each apartment
- ◆ playgrounds
- ◆ basketball court and football fields
- ◆ outdoor swimming pool
- ◆ landscape gardens and fountains
- ◆ fitness centre
- ◆ free lounge and business lounge
- ◆ conference rooms
- ◆ free WiFi in meeting rooms
- ◆ lobby and restaurants
- ◆ sound and heat insulation
- ◆ fire-fighting systems
- ◆ 24/7 security service

## Main Crediting Details

Loan Currency	AMD	USD
Annual nominal interest rate	12.5%	9%
Annual actual percentage rate	13.48% - 16.86%	9.63% – 13.30% <sup>1</sup>
Loan amount <sup>2</sup>	AMD 5 mln - 200 mln	USD 10.000 - 400.000
Loan term <sup>3</sup>	24 - 240 months	24 - 240 months
Debt to income ratio <sup>4</sup>	Up to 90% of property value	Up to 70% of property value
Prepayment	Starting from 10%	Starting from 30%
Loan provision one-off fee	1% of loan amount (0.5% for PLUS/STATUS customers) maximum AMD 200,000	
Loan service fee	Not applicable	Not applicable

For AMD loans, nominal interest rate is calculated at Bank's AMD [retail base rate](#) plus constant margin and is currently equal to:

$$9\% + 3.5\% = 12.5\%,$$

where:

**9%** - Bank's AMD Retail Base Rate

**3.5%** - Constant margin

For USD loans, nominal interest rate is calculated at the Bank's USD [retail base rate](#) plus constant margin and is currently equal to:

$$3.2\% + 5.8\% = 9\%,$$

where:

**3.2%** - Bank's USD Retail Base Rate

**5.8%** - Constant margin

### ATTENTION

The nominal interest rate is floating and may be changed in case of bank retail base rate changes (RBR), no more than twice a year. Maximum and minimum thresholds of +/-7 percentage points are set for the nominal interest rate of the loan, which cannot be exceeded during the whole lifecycle of the loan.

The interest amount of the loan is calculated based on the annual nominal interest rate. The annual percentage rate (APR) indicates how much the loan would cost to the borrower in case of repayment of the interest amount and other payments under the defined timeline and terms.

**Before applying for a loan in USD, it is necessary to consider the decision in detail, as changes in the exchange rate of foreign currency can have a significant impact on the actual repayment**

<sup>1</sup> Annual actual rate (APR) is calculated based on the exchange rate published by the RA Central Bank as of August 8, 2023.

The APR may vary as a result of the above-mentioned rate change.

<sup>2</sup> The loan amount depends on the debt to income ratio set by the Bank.

<sup>3</sup> **Customer's minimum age must be 18. Customer's age plus the loan term should not exceed 65 years. The borrower must be a citizen/resident of the Republic of Armenia.**

<sup>4</sup> It depends on various factors, including the location of the property (in Yerevan/outside Yerevan), the availability of additional collateral (property, right to purchase, and cash), etc.

**amount and the size of your loan obligations.**

To learn more about mortgage loan provision general terms in AMD and other important information, please follow the link:<https://www.hsbc.am/en-am/pdfs/mortgages/residential-property-purchase-loan-amd/>

To learn more about mortgage loan provision general terms in USD and other important information, please follow the link:

<https://www.hsbc.am/en-am/pdfs/mortgages/residential-property-purchase-loan-usd/>.

For more detailed information about loan actual terms, please visit any of our branches or call at +374 60 655 000.

**The Bank is regulated by the Central Bank of Armenia.**