

MORTGAGE LOAN FOR INDIVIDUAL CUSTOMERS

(The information in bold is especially relevant)

This document is issued on the date which appears at the end in response to your request for information and **does not entail an obligation for Cajasur Banco S.A.U. to grant you a loan.** The information included herein is purely informative. It is based on the current market conditions. **The subsequent personalized offer may differ** in terms of the variation of those conditions or as a result of information about your preferences and financial conditions.

1 – Credit institution

Identity / Business name:	Cajasur Banco S.A.U.
Registered office:	Av. Ronda de los Tejares, 18-24. 14001 Cordoba
Phone number:	900 247 247
Email:	solicitudes@cajasur.es
Website:	www.cajasur.es
Supervisory authority:	Bank of Spain, www.bde.es
Customer service contact details:	Cajasur - Servicio de Atención a Clientes Ronda de los Tejares, 18-24 14001 Cordoba atención.cliente@grupokutxabank.com

Cajasur Banco S.A.U. , C.I.F. A95622841, registered in the Mercantile Register of Cordoba,
Volume 2458, Folio 1, 1st Entry, Sheet CO-35656

2 – Characteristics of the loan

- Guarantees: Borrowers are liable to Cajasur for the repayment of the loan not only with their mortgaged home and/or property, or any other collateral, but with all their present and future assets. Loan guarantors are also liable with all their present and future assets.
- **Maximum amount available in relation to the value of the property:**
A maximum of up to 80% of either the appraised value or the value in the contract of sale, whichever is lower (100% for Cajasur real estate). Example: for a property appraised at 200,000 Euros with a contract of sale of 187,500 Euros, the maximum amount of the loan would be 150,000 Euros (80% of 187,500 Euros, the lesser of the appraised value and the value in the contract of sale)
- Purpose: Home purchase, home mortgage or acquire or retain ownership of land or buildings.
- **Type of repayment: It will be repaid by means of regular payments including principal and interest (French system).**
- Repayment period: up to 360 months, 30 years.
- Frequency of payments: MONTHLY.



MORTGAGE LOAN FOR INDIVIDUAL CUSTOMERS

3 – Interest rate

Types:

- **Fixed.** The interest rate remains invariable until the transaction matures.
- **Variable.** Fixed, for the first months and variable for the rest of the term, using a specific index as a reference.
- **Mixed.** Fixed for the first years and variable for the rest of the term, using a specific index as a reference.

The indexes used as a reference for variable rates are:

- **1-year Euribor (BOE)** from the previous month, plus an agreed differential, reviewed every 6 or 12 months, or
- **Average rate for Mortgage Loans for longer than 3 years to buy non-subsidized housing, granted by Credit Institutions in Spain (IRPH),** from 2 months before, plus an agreed differential, reviewed every 6 or 12 months.

If the interest rate is variable: It must be taken into account that even if the interest rate for this loan is variable, you will never benefit from decreases in the applicable interest rate below zero (0.00), and therefore no negative interest will ever be earned by the debtor.

If the interest rate is variable: CAJASUR offers its customers ways of limiting the interest rate.

Reductions due to other commitments: The differential may be reduced at each six-monthly or yearly review of the variable rate due to all the borrowers purchasing and/or fulfilling the following commitments during the twelve months prior to the date of adjustment of the variable interest rate:

- **Direct deposit into a CAJASUR account of salary, pension or unemployment benefit or direct debit of self-employment fees or Social Security fees together with a specific average balance in savings and current accounts.**
- **Holding a CAJASUR credit or debit card and spending a specific amount in stores.**
- **Underwriting Home Insurance or Protected Home Insurance with Kutxabank Aseguradora Cía. de Seguros y Reaseguros S.A.U.**
- **Underwriting Life Insurance or Gold Life Insurance with Kutxabank Vida y Pensiones Cía. de Seguros y Reaseguros S.A.U. or Protected Loan Repayment Insurance with Kutxabank Vida y Pensiones Cía. de Seguros y Reaseguros S.A.U., for a specific amount.**
- **Underwriting Payment Protection Insurance or Protected Payment Protection Insurance with Kutxabank Aseguradora Cía. de Seguros y Reaseguros S.A.U.**
- **Underwriting and contributing a specific net amount to a Pension Scheme in effect with CAJASUR as broker, Kutxabank Vida y Pensiones Cía. de Seguros y Reaseguros S.A.U., as managing institution and Kutxabank, S.A. as depositary.**
- **Underwriting CajaSur Car Insurance**
- **Underwriting CajaSur Health Insurance**
- **Age-related youth bonus until the age of 35.**

Each commitment will entail a reduction which will be specified in the personalized offer with a maximum total reduction of 0.75%, which will be specified in the personalized offer.

Notwithstanding the above, none of the reductions mentioned above shall apply if, on the date the rate is adjusted, the loan concerned has due and unpaid amounts.

MORTGAGE LOAN FOR INDIVIDUAL CUSTOMERS

4 – Preparation costs

Preparation costs borne by the customer:

The property to be mortgaged will have to be appraised and the registration status will have to be verified. The cost will be borne by the customer even if the loan is not granted.

The Customer and Cajasur will arrange:

- That the appraisal and the verification of the registration status of the property/ies will be carried out by the company Tinsa S.A.
- Cajasur will accept, in order to consider its viability, an appraisal provided by the customer providing it is certified by a qualified appraiser and has not expired, in which case no additional cost will be charged for the verifications, if any, made on that appraisal.
- The administrative management of the transaction will be carried out by the company GESFIR.
- The compulsory Home Insurance insuring the property used as a guarantee for the loan and covering the value of the property according to the appraisal will be subrogated to Cajasur Banco, S.A.U. as Mortgagee.

5- Annual Percentage Rate and Total Cost of the Loan

The Annual Percentage Rate (APR) is the total cost of the loan expressed as an annual percentage.

The APR can be used to help you compare different offers.

Example of APR calculation: (the amounts, percentages and commissions shown are to be used merely as a guide)

• amount:	150,000.00 Euros		
• term:	25 years		
• initial interest rate during the first 12 months:	2.00%	2.30%	2.50%
variable interest rate for the rest of the term:	1-year Euribor (BOE) from the previous month (-0.109%) (March 2019) reviewed half-yearly or yearly.		
plus a differential of:	1.25%	1.40%	1.55%
other components of the APR:			
• Origination fee	0.25%	0.25%	0.25%
• Evaluation fee:	0.00%	0.00%	0.00%
• Appraisal (*)	302.50€	302.50€	302.50€
• Registration verification:	18.15€	18.15€	18.15€
• Processing fee (Loan)	0.00€	0.00€	0.00€
• Registration fee (Loan)	0.00€	0.00€	0.00€
• Taxes (Loan) (*)	0.00€	0.00€	0.00€
• Home Insurance	225.98€	225.98€	225.98€
monthly payment, first year	635.78€	657.92€	672.93€
Resulting APR:	1.536%	1.699%	1.853%
(calculated with the initial interest rate and the rest of the term with the last known value of the variable rate (March 2019))			-0.109%
Total cost of the loan:	30,176.43€	33,529.47€	36,762.39€

The amounts in this section are expenses to be borne by the borrowing party.

Cajasur, on its part, will bear the cost of the mortgage deed copy which, where appropriate, may be issued for executive purposes, as well as 100% of the registration fees related thereto and of the processing and management expenses to have it registered in the Property Register.

(*) This evaluation is made for the purchase as primary residence, for someone under 35, of a property transferred for the first time, situated in Cordoba, for an amount of 187,500 Euros, and a mortgage for 80% of the appraised value, the said appraised value being for the amount of 150,000 Euros. Compulsory Home Insurance for a 75 square metre home underwritten with Kutxabank Aseguradora SAU.

MORTGAGE LOAN FOR INDIVIDUAL CUSTOMERS

6 – Early Repayment

Compensation for withdrawal:

- The first 5 years, 0.50% of the repaid amount
- The rest of the term, 0.25% of the repaid amount

Should the compensation for interest rate risk be applicable (fixed interest loans; variable interest loans with interest rate review periods longer than 12 months; or variable interest rate loans whose initial interest rate is applicable for longer than 12 months provided the repayment is made before the date of the first review) during the time when the interest rate review period is longer than 12 months and as long as the total or partial cancellation results in a loss of capital for the Bank, as stated in Act 41/2007 amending Act 2/1981 on the Mortgage Market, 2.5% will be applied on the amount repaid.

NOTE: Cajasur Banco S.A.U. subscribed on 1 June 2013 the Code of Good Practice regulated by Royal Decree-Law 6/2012. Signing this document does not imply an obligation to contract. In accordance with the Fifth Regulation of CBE 5/2012, you are informed that, for further information, read the “quarterly information about most frequently applied and offered commissions and rates” at www.Cajasur.es.

