

PRECONTRACTUAL INFORMATION

MORTGAGE LOAN FOR INDIVIDUAL CUSTOMERS

(The information highlighted in bold are especially relevant)

This document is prepared on the date specified at the end of this document in response to your request for information, **and it does not entail an obligation for Kutxabank to grant you a loan.** The information contained herein is for informational purposes only. This document has been prepared based on current market conditions. **The subsequent personalised offer may be different** depending on changes in these conditions or as a result of information we obtain about your preferences and financial conditions.

1 - Credit institution

Identity / Trade name:	Kutzabank S.A.
Registered office:	Gran Vía 30 - 48009 - Bilbao
Phone number:	900-44-55-66
E-mail address:	solicitudes@kutzabank.es
Website address:	www.kutzabank.es
Supervisory authority:	Bank of Spain, www.bde.es
Customer service contact information:	Kutzabank - Customer Service Gran Vía 30-32 4º 48009 Bilbao

Kutzabank S.A., company tax code (CIF) A95653077, registered in the Mercantile Register of Bizkaia under Volume 5226, Book 0, Page BI-58729, Folio 1, 1st entry.

2 - Features of the loan

- **Guarantees:** The loan holders are liable to Kutxabank for making the payments on the loan, securing the loan not only with their mortgaged home and/or property, or any other collateral, but with all of their present and future assets. Guarantors are in turn liable with all their present and future assets.
- **Maximum loan amount available with respect to the value of the property:**
A maximum of up to 80% of either the appraisal amount or the value in the contract of sale, whichever is smaller. Example: for a property appraised at EUR 200,000 and with a contract of sale of EUR 187,500, the maximum loan amount would be EUR 150,000 (80% of EUR 187,500, the smaller value between the appraisal value and the value in the contract of sale).
- **Purpose:** Home purchase, home mortgage, or acquire or retain ownership of land or buildings
- **Repayment: It is repaid with ongoing constant payments consisting of principal and interest (French system)**
- **Repayment period:** up to 360 months (30 years)
- **Frequency of payments:** MONTHLY





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3 - Interest rate

Modalities:

- **Fixed.** The interest rate remains invariable until the maturity of the transaction.
- **Variable Rate.** Fixed rate for the first months and variable rate for the remaining period, tied to a specific index.
- **Mixed.** Fixed for the first years and variable for the rest of the repayment period, when it is calculated based on one of the following indexes:
 - 1-year Euribor (published in Official State Gazette [BOE]) from the previous month, plus an agreed differential, adjusting it every 6 or 12 months, or
 - Average rate for mortgage loans over 3 years to buy private housing granted by Credit Institutions in Spain (IRPH) from two months before, plus an agreed differential, adjusting it every 6 or 12 months

If the contractual interest rate is variable: It must be taken into account that even if the interest rate on this loan is variable, you will never benefit from falls in the interest rate below zero (0.00), for which reason under no circumstances will interest be earned by the debtor.

If the contractual interest rate is variable: Kutxabank offers its customers tools to limit the interest rate.

Reductions for associations: The agreed differential or fixed rate may be reduced at each six-monthly or annual adjustment of the variable rate, on the basis of the contracting and/or existence of the following associations for all borrowers during the twelve months preceding the date of adjustment of the variable interest rate:

- **Direct deposit in a Kutxabank account of wages, pension payments or unemployment benefits or direct debit of self-employed workers' social security contributions together with a specified average balance in savings and current accounts.**
- **Be a holder of a Kutxabank credit or debit card and spend a specified amount at business establishments.**
- **Arrange Seguro Hogar Kutxabank or Seguro Hogar Extra Kutxabank or Seguro Hogar Protegido Kutxabank home insurance.**
- **Arrange Seguro de Vida Kutxabank or Seguro de Vida Oro Kutxabank life insurance or Seguro de Amortización de Préstamos Protegido Kutxabank loan payment protection insurance for a specified amount.**
- **Arrange Seguro de Protección de Pagos Kutxabank or Seguro de Protección de Pagos Protegido Kutxabank payment protection insurance.**
- **Open and contribute a specified net amount to a Plan de Pensiones pension plan or EPSV Baskepensiones benefit plan held at Kutxabank.**
- **Arrange Seguro Auto Kutxabank car insurance**
- **Arrange Seguro Salud Kutxabank insurance**
- **Bonificación Joven for age up to age 35.**

Each linked service gives a percentage discount, up to a maximum total reduction of 0.75%, to be determined in the personalised offer.

Notwithstanding the above, none of the reductions discussed in the different sections above will be applicable if, on the date on which the interest rate changes, the loan in question has overdue amounts.



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4 - Set-up fees

Set-up fees to be paid by the customer:

It will be necessary to appraise the property to be mortgaged and to verify its status in the land register. The costs of such procedures will be paid by the customer, even if the loan is not granted.

The customer and Kutxabank agree:

- That the appraisal and verification of the status of the property(ies) in the land register will be performed by the company Servatas, S.A.
- Kutxabank will accept, in order to study its feasibility, an appraisal provided by the customer, provided that the appraisal is certified by an approved appraiser and has not expired, in which case it may not charge any additional fee for any verifications, if any, made on this appraisal.
- The operation will be managed administratively by the company GESDEK,
- The required home insurance insuring the property used as collateral for the mortgage loan, and covering the value of the property according to its valuation, will be subrogated to Kutxabank S.A. as the mortgage payee.

5- Annual percentage rate and total cost of the loan

The APR is the total cost of the loan expressed as an annual percentage.

The APR helps consumers compare different offers.

Example of APR calculation: (the amounts, percentages and fees shown serve as an example only)

Amount:		150,000.00	euros
Maximum period:		25	years
Initial interest rate during the first 12 months:	2.00%	2.30%	2.50%
Variable interest rate for the rest of the loan period	1-year Euribor (BOE) from the preceding month (-0.179%) (July 2018) adjusted 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%
Assessment fee:	0.00%	0.00%	0.00%
Appraisal (*)	318.23€	318.23€	318.23€
Registrar Verification	12.73€	12.73€	12.73€
Agency Fees (Loan)	254.10€	254.10€	254.10€
Registry Fees (Loan)	0.00€	0.00€	0.00€
Tax (Loan) (*)	0.00€	0.00€	0.00€
Home Insurance	248.09€	248.09€	248.09€
Monthly payment, first year	635.78€	657.92€	672.93€
Resulting APR:	1.514%	1.677%	1.831%

(calculated with the initial interest rate and the rest of the loan period with the last known value for the variable rate) (-0.179%) (July 2018)

Total cost of the loan:	29,661.03€	32,998.20€	36,214.69€
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The amounts in this section are expenses to be borne by the borrowing party. Management costs means processing and management costs to be paid at the Tax Office which deals with Mortgage Deed issues.

Kutxabank, 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 study is carried out for the purchase, with a habitual residence mortgage, of a new building in Bilbao for the sum of 187,500 euros, and a mortgage for 80% of the buying and selling value, taking the said appraised value, the sum of 200,000 euros. Obligatory home insurance for a 75 square-metre home taken out with Kutxabank Aseguradora SAU.



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6 - Early repayment

Early repayment penalty:

- During the first 5 years: 0.50% of the repaid amount
- During the remaining loan period: 0.25% of the repaid amount

If compensation owing to interest risk is applicable, (fixed-interest loans; loans with a variable interest rate with interest rate review periods having a duration of more than 12 months; or loans with a variable interest rate but whose initial interest rate is applicable during a period in excess of 12 months and as long as the repayment is made prior to the date of the first review) during the period in which the interest rates review period is longer than 12 months and as long as the said total or partial cancellation results in a loss of capital for the Bank, 2.5% on the amount repaid shall be applied, as stipulated in Law 41/2007 which amends Law 2/1981 of the Mortgage Market.

NOTE: Kutxabank acceded since 1 April 2012 the code of practice regulated by Royal Decree-Law 6/2012. Signing this document implies the obligation to hire. In accordance with Regulation Five of the CBE 5/2012, you are informed that for further information, read the "quarterly information on fees and rates used and offered more usual" in www.kutxabank.es.

Branch:

Town:

I received the precontractual information on:

Name and surnames of borrowers:

Signature of the borrowers:

