

GUIDE TO NON-RESIDENT MORTGAGES

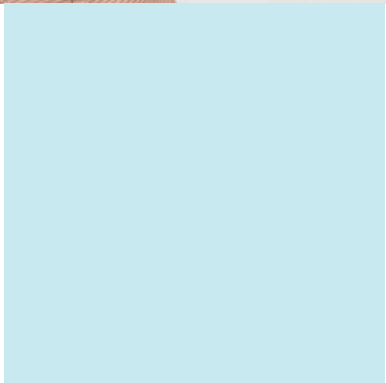
What are the steps involved in buying a home?



You're already one step closer to buying the house of your dreams in Spain.

You know the house you are after, but there is still a long way to go. What type of mortgage to go for, all the paperwork you will need, linked products to earn discounts on interest rates, and basically how it all works... At Bankinter we want to clear up all your doubts and guide you through the process. After all, it is one of the most important decisions you will ever make in your life.

Our aim is for you to spend as little time as possible in getting things done. Because giving you a personal answer isn't just about giving you what you're after, it's about making things nice and easy for you.



Getting your home, step by step..

A

You decide to buy a house.

You search and search until you find **your ideal house**.
What financing do you need?

- 1.** Non-resident mortgages often have specific requirements. In general...
 - No bank will usually cover the whole amount. Even so, at Bankinter we can offer you very good terms.
 - Purchase and sale expenses will be between 10% and 12% and are not included in the mortgage. This means that you will need to have some savings to cover this amount..
- 2.** We have several fixed-rate or variable-rate mortgages, so we will look into your case in detail and offer you a mortgage that is best suited to your profile and your needs. Consult all the options on page 8.



B

You're now on the path to getting your home.

- 1.** Visit your branch or go to bankinter.com (Non-Residents Area) to learn more about the terms and conditions of our mortgages.
- 2.** Using the information you provide us with, we will carry out an approximate simulation of your mortgage payment.
- 3.** Each simulation will be accompanied by a pre-contract information document known as a FIPRE (Ficha de Información Precontractual), where we include a representative example showing how the type of mortgage you have chosen works..
- 4.** If you would like us to study your case without any obligation to move forward, Appendix I explains the paperwork we will need from you. It is important that you let us know if you receive or have denominated your income or assets in a currency other than the euro, or if you reside in a Member State whose currency is not the euro*. In any case, leave your information with us and an adviser will get in touch to look into your case personally.

(*) if the income/assets with which the loan is to be repaid are denominated in a currency that is not the euro, we will not be able to offer you a fixed-rate mortgage.

C

Agreement reached. Starting to arrange your mortgage.

- 1.** Be sure to visit your Bankinter branch or call your manager before signing the purchase and sale agreement. Make sure the contract insists that it is the seller who must pay tax on any capital gain, as well as property tax (IBI) for the year in progress.
- 2.** Deliver any documents we may ask from you when running the financial simulator.
- 3.** We will look into the mortgage and, once authorised, we will confirm the terms. Please note these terms may change once the home has been appraised.
- 4.** We offer the option of a discount if you take out certain products with us. We call this combined selling and you can find more information on page 10.
- 5.** If you wish to continue, you will need to open an account with Bankinter so that the amount of the appraisal can be paid into it.
- 6.** We will need to value the property. If you wish, you can ask Bankinter to arrange a valuation. If so, it will be carried out by one of the appraisal companies approved by Banco de España (central bank of Spain).

If you prefer, you can arrange for the valuation to be carried out, although it must be done by a company certified by a Banco de España approved appraiser. This will be the only cost related to the formalisation of the loan that you will have to pay. The bank will meet all the other costs of arranging and setting up the mortgage.

- 7.** Once we receive the appraisal, we will confirm if the appraised value of the property matches or exceeds the estimated value, in which case we can move forward. We will send you all the paperwork we will need in order to sign the mortgage loan..

- 8.** At this point, we will be getting ready to sign your mortgage. The final steps are as follows:
 - We will generate the pre-contractual documentation and will send it to you digitally. See details of all the documents in Appendix II.
 - One of these documents is called "STATEMENTS" and is your acknowledgement that you have received all the necessary information.
 - We will need at least 10 days from when you receive and read the documentation until it can be signed at the notary's office. This period will run from the time you sign the "STATEMENTS".
 - You will have to visit the notary where you want to sign. You are legally required to visit the notary before the day of completion so that he or she can explain the transaction in detail and clear up any doubts you may have. You will then be able to sign your mortgage on the terms set out in the documentation you will have already received and reviewed.

- 9.** It is standard to sign the contract of sale and the mortgage agreement at the same time, although this can be done consecutively.

Once you sign your mortgage, the process comes to an end. Congratulations!

A mortgage made for you.

- ✓ Zero agency fees.
- ✓ Zero registration fees.
- ✓ Zero notary fees.
- ✓ Zero stamp duty.

Variable-Rate Mortgage

Our variable-rate mortgages are referenced to Euribor plus a spread.

Variable-Rate Mortgage



No partial or total early repayment fee.



Up to 60% of the value ⁽¹⁾ for **second homes**.



Maximum term: 25 years. ⁽²⁾

Fixed-Rate Mortgage

Fixed-Rate Mortgage

The mortgage that offers you the peace of mind of knowing that your monthly instalments will never change.



A fixed-rate mortgage over the next 5, 10, 15, 20 or 25 years. **Surprise-free from the very first day.**



A fixed instalment over the entire life of the loan.



Up to 60% of the value ⁽¹⁾ for **second homes**.



Maximum term: 25 years.⁽²⁾

If you're a Bankinter customer, you're in for a treat.

Before signing your mortgage, you can earn a special discount on the interest rate you pay if you arrange other Bankinter products.



Life insurance covering 100% of the amount of the mortgage loan, to be arranged with Bankinter Seguros de Vida S.A. de Seguros y Reaseguros.

Comprehensive home insurance with minimum home content coverage of €30,000 and structure coverage equivalent to the appraisal value of the property for insurance purposes, to be arranged with Línea Directa Aseguradora, S.A and brokered by Bankinter, S.A., Operador de Banca-Seguro.⁽³⁾

Investment products. Balance of securities products, such as Investment Funds, Fixed Income or Equity of 15,000 euros..



Life Insurance⁽³⁾

Guaranteed peace of mind.

With our range of life insurance policies you can ensure that your family will be financially secure in the event of death or absolute and permanent disability.

You can also access our **Bankinter Quality Programme** at any time, which includes advice on how to eat healthily and stay in shape, 24h medical support, second medical opinion, etc.

All-Risk Home Insurance⁽³⁾

The most complete and exclusive insurance.

Making your new house a home simply means finding the insurance you need.



Extensive coverage.



24-hour support.





Equities, Investment Funds or Fixed Income

Funds ⁽⁴⁾

Suited to your profile.

Contract or bring your investment funds over to us and discover the flexibility and variety that only Bankinter can offer.

The value of investment funds can fall as well as rise, and you may get back less than you invested.

Fixed Income

Through Bankinter Broker, you can contract a wide range of public and private debt issues, both national and foreign.

Equity

Become a Bankinter Broker customer and you will gain access to the best tools for investing in the Stock Market.

Appendix 1

Documents required for the application.

Details of application.

- Loan/mortgage application form, duly completed and signed.
- Signed pre-contract information form (the copy to be returned to us must be signed by all parties to the agreement).
- Complementary Pre-contractual Information Document (the copy to be returned must be signed by all parties involved); original copy to be retained by the bank (for Andalusia only).

Identifying data.

- Photocopy of the ID number/TIN/Foreigner's ID number or Passport of the parties to the agreement.
- State the number of children under your responsibility.
- Marital status: single, married, widowed, divorced, legally separated, etc.

Financial data.

For employed workers.

- Photocopy of the last 3 payslips or proof of payment of a pension.
- Photocopy of employment contract and withholding certificate.
- Photocopy of your personal income tax return (IRPF) for the last year.

For self-employed workers.

- Income Statement for the last 3 years.

In both cases.

Proof of primary residence:

- Owned: Deed.
- Rented: Rental agreement.

Information on the property to be mortgaged.

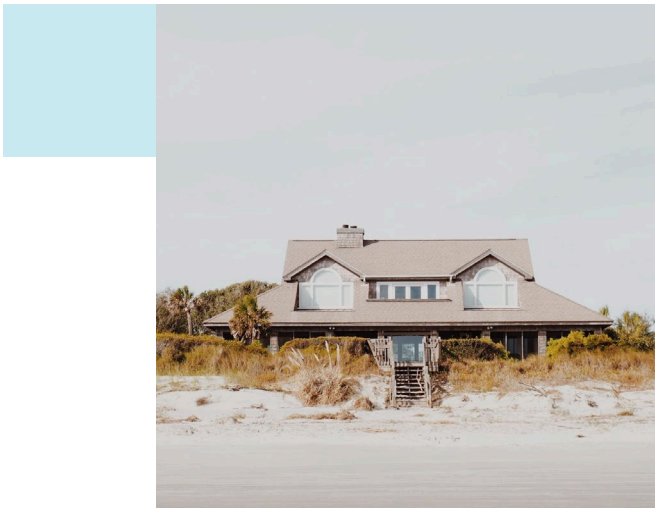
- Photocopy of the private contract of purchase and sale.
- Photocopy of the deed of ownership, if there is no purchase and sale transaction.
- Up-to-date land registry report (nota simple).



Appendix 2

Documentation required for the transaction to be signed before notary.

- ID number/TIN/Foreigner's ID number or Passport
- In the case of second-hand properties, the latest property tax (IBI) receipt.
- In the case of second-hand properties, a certificate issued by the Association of Property Owners stating that the owner is up to date with payments.
- **FIPRE:** (Pre-contractual Information Document) In Andalusia, the DIPREC (Supplementary Personalised Information Document) and the IDEP (Index of Mandatory Documentation Deliverable) documents must also be delivered.
- **ESIS:** (European Standardised Information Sheet). In Andalusia, the DIPERC (Complementary Personalised Information Document) must also be delivered.
- **FIAE:** (Standard Information Sheet).
- **Variable-rate loans:** separate document containing information on the periodic instalments made under different interest rate scenarios.
- **Fee schedule:** draft contract to be signed at the notary's office, including all personal and financial data.
- **Insurance document:** if home and/or life insurance is included along with the mortgage, the draft provided by the branch office must be signed.
- **Statements:** the customer confirms that they have received the above documentation along with the corresponding explanations.
- **Document relating to notary advice:** the customer is informed that they will receive advice from a notary.
- **Expenses document:** the customer is given a full breakdown of all the expenses of arranging the mortgage loan.
- **Property insurance:** the customer is informed of the minimum requirements for the property insurance they are required to take out under the terms of the Mortgage Law (Ley Hipotecaria).





It's not that we like small print, it's just that we want to explain everything properly.

(1) Using the lesser of the two values of either the purchase price and the appraisal value.

(2) As long as none of the holders is over 75 years old when the loan matures.

(3) **Life Risk Insurance** from Bankinter Seguros de Vida, S.A. de Seguros y Reaseguros and **Multi-risk Home Insurance** from Línea Directa Aseguradora S.A. de Seguros y Reaseguros, both marketed by Bankinter, S.A., as an associated BANCASSURANCE OPERATOR, with registered office at Paseo de la Castellana, 29 (28046), filed with the Companies Registry of Madrid at volume 1857, folio 220, page 9643, bearing Tax ID Number A-28157360 and entered on the Special Administrative Register of the Directorate General of Insurance and Pension Funds attached to the Ministry of Economy and Finance (Pº de la Castellana, 44, 28046 Madrid), <http://www.dgsfp.mineco.es>, with code OV-0028, the banking-insurance operator, has taken out the civil liability insurance required by Article 152 of Royal Decree-Law 3/2020 of 4 February, on urgent measures transposing into Spanish law various EU Directives in the field of public procurement in certain sectors; private insurance; pension plans and funds; taxation and tax disputes. The bancassurance operator has entered into insurance agency agreements with the following institutions: Bankinter Seguros de Vida, S.A., Bankinter Seguros Generales y Reaseguros, S.A., Línea Directa Aseguradora, Plus Ultra Seguros Generales y Vida, S.A., AXA Seguros Generales, S.A. de Seguros y Reaseguros, Mapfre Global Risk, Cia. Internacional de Seguros y Reaseguros, Mapfre Vida, S.A. de Seguros y Reaseguros sobre la Vida Humana, Mapfre España Compañía de Seguros y Reaseguros, S.A., Helvetia Compañía Suiza, S.A. de Seguros y Reaseguros, HDI Global SE Spain, Stonebridge International Insurance LTD, Financial Insurance Company Limited Spain, FinancialAssurance Company Limited Spain, SOS Seguros y Reaseguros, S.A., CHUBB European Group PLC, Asefa, S.A. Seguros y Reaseguros, Solución Seguros de Crédito Cia Internacional de Seguros y Reaseguros, S.A., Sanitas S.A de Seguros, Cigna Life Insurance Company of Europe, S.A., Metlife Europe Limited Spain and DAS (Defensa del automovilista y de siniestros internacional, S.A. de Seguros y Reaseguros (Sociedad Unipersonal).

(4) Customers resident in the US may only invest in Bankinter investment funds registered in Spain. The key investor information document, prospectus and all other legal documents related to Bankinter's collective investment institutions are available at any of our branches, on the Bankinter website (www.bankinter.com) and on the website of the Spanish National Securities Market Commission (CNMV) (www.cnmv.es).