

Erste housing loan

Do you want to buy a property in Montenegro?

You're not a Montenegrin national, but you've been considering buying property here? Don't know where to start? Erste Bank has the solution for you!

Purpose of loan: purchase of residential property

Amount of loan: up to 400.000 €

Payment period: up to 240 months

Loan processing fees: up to 1.00%

Payment methods: monthly



Housing loan
for foreign
nationals!

LOAN AMOUNT IN EUR	NOMINAL INTEREST RATE		EFEKTIVE INTEREST RATE		PAYMENT PERIOD	INSURANCE INSTRUMENTS
	Fixed	Variable	Fixed	Variable		
From 10.000€ up to 400.000€	From 4,50%	From 3,99% + 6M EURIBOR	From 4,66%	From 4,12%	Up to 240 months	1 : 2

	REPRESENTATIVE EXAMPLE	REPRESENTATIVE EXAMPLE WITH 6M EURIBOR
Loan amount	50.000,00 €	50.000,00 €
Payment period	60 months	240 months
Nominal interest rate	4,75%	4,50% + 6M EURIBOR*
Monthly due	937,85 €	316,32 €
Administrative fee	507,00 €**	507,00 €**
Total interest	6.270,75 €	25.918,63 €
Efektive interest rate	5,29%	4,72%
Total debt	56.777,75 € ***	76.425,63 € ***

Notes:

*The value of 6M EURIBOR on the day 14. 11. 2019. is -0,328%.

The Bank has determined interest rate floor of variable portion of the interest rate in the amount of 0.00% , so that the variable rate would move in line with market-indexed interest rate, but taking into account the limitations set by determined interest rate floor of the variable portion of the interest rate .

**Administrative fee represents sum of loan fee, fees for bills of exchange (2x2 €) and inquiry for Credit registry of Central bank of Montenegro (3 €).

***Total costs represent the sum of principal, interests for the entire period and administrative fee. The costs for title deeds from the Land Registry and assessment of real estate, as well as insurance policy fees, are not included in total costs, total debt and EIR calculation (if needed).

Necessary documentation

- Filled out loan application form
- Photocopy of passport
- Confirmation of the employer on employment and wages received in the last three months, last three salary, or confirmation from the client's home bank on account inflows in the past six months
- Assessment of value of the property
- Insurance policy of the mortgaged property with a transfer of rights to the bank (upon approval of the loan)
- Open account in Erste Bank

Mandatory insurance instruments

- Bills of exchange of the loan beneficiary;
- Mortgage;
- Insurance of the immovable property

If the documentation is in a foreign language, it is necessary to submit a translation of the documentation into Montenegro, and certified by a certified court interpreter.

This brochure is for informational purposes. The bank reserves the right to amend the listed conditions.