

General Information Sheet Buy To Let Loan

1. Lender

HSBC Bank Malta p.l.c.
116 Archbishop Street
Valletta VLT 1444

2. Purposes for which this loan may be used

Buy To Let Loans may be used for the purchase and / or completion of residential property for letting. Buy To Let Loans are not intended for customers seeking to build property portfolios as a business and are therefore only available to personal customers.

3. Security

We will normally ask for the following security for your loan:

- First General Hypothec for the full loan amount.
- First Special Hypothec and Special Privilege for the full loan amount over the property being financed.
- Life assurance policy for the full loan amount.
- Buildings insurance policy for the replacement cost of the property being financed.

Additional security may possibly be required.

4. Description of the types of buy to let loans available

Variable rate loans- Variable interest rates are quoted as a margin over our Bank's Base Rate which is currently 2.50%. The Bank may change the margin and/or the Bank's Base Rate, and as a consequence your applicable variable interest rate, at any time. Your repayment amount or the number of repayments may change whenever there is a change in the interest rate. We will advise you should there be such a change (to the repayment amount or number of repayments).

Fixed rate loans - Fixed interest rates are not currently available on Buy To Let Loans.

5. Repayment

Buy To Let Loans have a monthly capital and interest repayment by means of a direct debit from a current or savings account.

Rental income is to be paid directly into the current or savings account from which the loan repayments

are paid.

6. Fees and costs

Fees

Processing Fee of 0.30% of the loan amount (maximum of €700) is payable on acceptance of the Buy to let Loan application. The fee is non-refundable. If the application for finance is withdrawn and cancelled after the sanction letter has been issued then the processing fee is due in full even if the Bank is offering a full waiver or discount of this fee. .

Processing (Legal) Fee of €200 is applicable.

Amendment Fee of €15 will be due when a request to change the conditions of the sanction letter is processed by the Bank.

Updating of Searches Fee of €13.90 will be due when the Bank updates the legal searches. This exercise takes place every eight years.

Further Commitment Fee - Following expiry of the last date permitted for drawings of the loan as stated in the sanction letter, a further commitment fee will be debited to your account if the loan is not fully drawn. This is calculated at 0.10% on the undrawn amount and is payable quarterly in advance.

Insurance Costs

Life assurance premium.

Property insurance premium.

Third Party Costs

Architect's valuation costs.

Notarial fees and other contract related expenses (Public Registry fees, Land Registry fees and ancillary costs).

A charge of €30 per deed plus €20 for any immovable property situated in a Land Registration Area which is taken as security will be levied to cover third party costs with respect to post-deed updating of hypothecary security.

In the case of a pledge on shares, bonds, bank balances or insurance policies any fees charged by other financial institutions will be debited to your account.

If the funds are used for the construction or the completion of property the Special Privilege competent to the Bank by law on the amount which was used for this purpose must be registered in the Public Registry. The third party charges incurred by the Bank will be debited to your account.

7. Cost of a typical loan

The cost of a buy to let loan of €200,000, at a variable borrowing interest rate of 3.90% p.a. for a term of 300 months. The APRC will be 4.10% p.a. The loan will be repayable in 299 equal monthly instalments of €1050.92 and one final instalment of €1095.21 over a term of 25 years. The total sum payable throughout the term of the loan assuming the interest rate remains unchanged will be €316,391.99. Applicable charges on this loan are as follows - processing fee of €600; processing (legal) fee of €200; updating of searches fee of €41.70; fee for post-deed checking of hypothecary charge of €30; and a bank appointed architect fee of €200 (based on a property value up to €400,000).

8. Early repayment

Additional repayments may be made without any restrictions.

9. Duration

The maximum loan term is 25 years. Loan is to be repaid by age 70, or age 65 if personal income is being relied on.

10. Currency

Buy To Let Loans are only available in euro.

11. Tax relief and public subsidies

Please refer with your tax advisor or the relevant public entity for guidance on tax relief on interest or other public subsidies.

12. List of documents required

- ID Cards of all applicants.
- Preliminary agreement.
- Evidence of income (three months' payslips and

form FS3 if you are employed, or three income tax returns if you are self-employed).

- Estimate of rental income from estate or letting agent (if property is not already being let)
- Bank statements confirming 12 months rental income and rent agreement (if property is already being let).
- Architect's valuation on our standard form. You will normally be able to appoint your own architect but in certain cases the valuation will need to be done by an architect appointed by the Bank.

13. Mandatory Ancillary Services

In order to be able to take out a Loan you are required to obtain life insurance cover and home owner insurance cover. These ancillary products may be obtained through HSBC or from any other third party providers who are able to offer adequate insurance cover deemed acceptable by the Bank.

14. Non-Compliance with your commitments towards the Bank

It is important to take into consideration the consequences of non-compliance with the sanction letter and the General Conditions Regulating Loans especially where this is an event of default. Where there is an event of default as described in the General Conditions Regulating Loans, the Bank may be forced to act on the security that is securing the loan and this will mean that the property securing the loan will be sold through court auction in order to pay off the outstanding loan balance.

15. Other Consideration

If you are resident in any country other than Malta, any regulatory protections afforded to you by your country of residence shall not apply to this Loan.

16. Tax Disclaimer

If you are not a resident of Malta, you may have to pay tax arising in your country of residence over the Loan, which would be payable to the relative tax authority and which shall be separate and in addition to any interest payments over the Loan which fall due and are payable to Us.

There may however be relief available from the tax paid - you should seek advice from an independent tax advisor to ensure you understand any tax

obligations and potential tax relief available.

If there is tax payable, you are solely responsible for paying the tax arising in your Country of residence or elsewhere.

If your country of residence imposes such tax, this would make the cost of your Loan higher than indicated in your loan statement/documentation.