TERMS FOR THE DISBURSEMENT OF MORTGAGE LOANS FROM THE FUNDS OF "UZBEKISTAN MORTGAGE REFINANCING COMPANY" JSC TO CLIENTS WITH AN OFFICIAL SOURCE OF INCOME

No.	Indicator	Terms	
1	**Client (Borrower)**	An individual (citizens and residents of the Republic of Uzbekistan with a source of income)	
2	**Loan Purpose**	Purchase of housing put into operation (with a cadastral record) (on the primary and secondary market)	
3	**Source of Lending**	From the funds of "Uzbekistan Mortgage Refinancing Company" JSC	
4	**Amount**	For the Republic of Karakalpakstan and regions — up to UZS 550.0 million For the city of Tashkent — up to UZS 1,000.0 million *(If the limit amount is increased by a Decree of the President of the Republic of Uzbekistan, the credit limit changes automatically)*	
5	**Term**	up to 180 months	
6	**Down Payment**	25 percent	35 percent
7	**Annual Interest Rate**	21.5 percent	21.0 percent
8	**Loan-to-Value Ratio (LTV)**	LTV≤75%. *(When housing is purchased on the secondary market, the value of the housing is taken as the lower of the two amounts — the value appraised by an independent appraisal organization or the amount of the sale and purchase agreement.)*	
9	**Repayment Method**	Annuity or differentiated method (without a grace period)	
10	**Number of Co-Borrowers**	up to 4 persons	
11	**Form of Loan Disbursement**	— When housing is purchased on the secondary market, funds are transferred to the seller's bank plastic card. — When housing is purchased on the primary market, funds are transferred to the bank account of the construction (contracting) organization.	
12	**Monthly Income**	Wages (income for at least the last 6 months at the most recent place of work)	
13	**Security**	The housing (apartment) purchased with the loan	
14	**Housing Insurance**	Must be insured for an amount not less than the pledge amount	
15	**Eligibility Criteria for Borrowers/Co-Borrowers (Individuals):**	— citizens of the Republic of Uzbekistan who, as of the date of application, have reached 18 (eighteen) years of age and are not older than 60 (sixty) years; — having a permanent place of work (permanent income) or another source of income not prohibited by law and confirmed by documents, sufficient to pay the accrued interest and principal	

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		debt on the mortgage loan monthly in accordance with the repayment schedule.
16	**Environmental and Social Management System (ESMS)**	A mortgage loan may also be disbursed for housing with an asbestos (chrysotile) cement roof (slate), provided the requirements of the Social and Environmental Management System are complied with. Each mortgage loan must be reviewed for compliance with ESMS requirements