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General Information on novobanco's Mortgages for Private Individuals

Preliminary Remarks

This document does not constitute a legally binding offer.
Figures are provided in good faith and constitute an accurate description of the offer that the lender would be able to make in light of current market conditions and on the basis of the information submitted. It should be noted, however, that this data may fluctuate with market conditions.
The communication of this information shall not give the creditor any obligation to grant the credit

1- Lending Instituion

NOVO BANCO, S.A., with head office at the novobanco Campus, Av. Dr. Mário Soares, Taguspark, Edifício 1, 2740-119 Porto Salvo, sole legal entity/Lisbon Commercial Registry Office registration no. 513 204 016, with share capital of €2,245,000,000.00

Contact:
Name: NOVO BANCO, SA
Telephone number: Direct Line 21 883 77 00 (cost agreed in the contract between the customer and the telecoms operator) or 707 24 7 365 (cost of €0.09/min from a landline and €0.13/min from a mobile phone, plus VAT at the prevailing rate), with personalised service on weekdays from 8 a.m. to 10 p.m., and on weekends and holidays from 9 a.m. to 6 p.m.
Address: novobanco Campus, Av. Dr Mário Soares, Taguspark, 2740-119 Porto Salvo
Email address: satisfacao@novobanco.pt
Website: www.novobanco.pt

2- Loan Schemes and Purposes

Credit scheme	Type	Purposes
General	Permanent Owner-occupied Housing Secondary residence Housing for Rent	Purchase
		Routine Maintenance Works with Mortgage
		Major Maintenance Works Financed by a Mortgage
		Upgrading Works
		Construction
		Transfer from other Credit Institutions
	Land for Building your Own Home	Purchase and Construction
	Garage / Storage room / Land without mortgage	Purchase
	Payment in advance	Payment of deposit before signing a promissory contract
Other	Other Mortgages	Other purposes (e.g. consumption, restructuring)
Subsidised	Permanent Owner-occupied Housing	Transfer from other Credit Institutions
Low Income	Permanent Owner-occupied Housing	Purchase
		Routine Maintenance Works with Mortgage
		Major Maintenance Works Financed by a Mortgage
		Home Improvement Works with a Mortgage
		Home Extension Financed by a Mortgage
		Construction
		Transfer from other Credit Institutions
		Work on communal areas with a mortgage

The Residential Leasing offer is currently suspended and not available.

Notes:
Under the **General Credit Scheme**, the purposes of housing loans are:

- Purchase, Transfer, Works (routine maintenance, major repairs and improvements) and Construction of Permanent Owner-Occupied, Secondary or Rental Housing
- Credit may only be granted for the purchase of a garage and/or storage room where such property constitutes a separate unit
- The advance payment is a bridging loan and is only granted once the mortgage has been approved.

Under the **Subsidised Shemes** (Subsidised or Young Subsidised) and following the enactment of Law No. 16-A/2002, loans may only be granted for the transfer of credit facilities granted under these schemes to other credit institutions.

Under the **Low Income Scheme**, the following purposes are permitted:
Purchase, renovation, extension and construction of a permanent owner-occupied home, including a garage and work on communal areas, in accordance with the conditions set out in Law 64/2014.

3- Collateral

Regardless of the type of loan, the collateral to be provided will be a mortgage on the property being financed. In exceptional cases, the mortgage on the property to be financed may be replaced or supplemented by a mortgage on another property or a pledge of financial investments.
In some cases, personal guarantees from third parties may be required, in the form of a surety or bond.
Loans for building work and other non-residential purposes must always be secured by a mortgage.

4- Fee types and Instalments

Scheme	Fee type			Payment	Frequency of fee reviews	Penalty Clause (Late Payment)
General	Fixed / Mixed Rate	2 to 5 years, 10, 15, 20, 25 and 30 years.		Constant	Depends on the tax period	3%
	Variable Index-Linked Rate	Euribor	3 months 6 months 12 months	Constant	Monthly Quarterly Half-yearly	3%
Subsidised	Variable Index-Linked Rate	Euribor	3 months 6 months 12 months	Constant	Monthly	3%
Low Income	"The interest rate applicable to these loans is equivalent to 65% of the European Central Bank's refinancing rate."			Constant	Monthly Quarterly Half-yearly	3%

Fixed / Mixed Rate - A rate that remains unchanged for the fixed term. Under the Mixed Rate, once the Fixed Rate period has expired, the loan will be subject to the Variable Rate indexed to Euribor plus the spread (2). The Fixed Rate is calculated administratively by novobanco and the spread is added to it. The Fixed Rate is published daily; the rate applicable to the contract is set two days prior to the date of signing the deed and is subject to a spread, in accordance with the tables set out in novobanco's Mortgage Offer.

Variable Index-Linked Rate - A variable rate based on a market index (Euribor) plus a spread agreed with the customer. The rate is updated quarterly, half-yearly or annually, depending on the index used. The mechanism behind these rates means that instalment amounts may increase or decrease depending on changes in the index. The index is calculated on the basis of the simple arithmetic mean of the 3-, 6- or 12-month Euribor rates for the working days of the month preceding the interest calculation period, rounded to the nearest thousandth; the calculation is based on 360 days, in accordance with Decree-Law 74 A/2017.
Whenever the fourth decimal place is five or higher, the figure is rounded up; when it is less than five, the figure is rounded down.

Spread - The amount applied by the Bank in accordance with the terms and conditions in force on the date the loan is approved, which is determined mainly on the basis of the loan amount and the value of the collateral provided. The spread comprises the transaction's risk cost and the Bank's funding cost.

Reference Rate for Calculation of Subsidies (RRCS) - This rate sets the upper limit on the rates subsidised by the State. Repayments on loans granted under the Subsidised and Low-Income Schemes are subject to interest rate subsidies; these repayments may vary depending on the interest rate used to calculate the subsidies, regardless of any changes to the interest rate contractually agreed with the customer.

- **Loans under Subsidised Schemes -** The RRCS is set by Ministerial Order and is reviewed every six months on 1 January and 1 July, based on the 6-month Euribor rate published on the first working day of the month preceding the start of each six-month period, plus a spread of 0.5%. Where the interest rate charged by the Bank is lower than the RRCS, the lower rate will become the reference rate.
- **Loans under the Low Income Scheme -** The interest rate applicable to these loans is equivalent to 65% of the European Central Bank's refinancing rate.

Annual Percentage Rate - The rate at which banks lend money to their customers, comprising the reference rate (fixed rate or variable rate) plus the spread.

Fixed Instalments - Applicable to loans in the repayment phase. The repayment amount remains the same from the start to the end of the loan, provided there is no change to the interest rate, term or principal. The basis for calculating the interest rate is 30 years/360 instalments, in accordance with Decree-Law 88/2008.

Fixed Instalments with Declining Interest - Applicable to loans in the repayment phase. The monthly repayment remains the same from the start to the end of the loan, provided there is no change to the interest rate, term or principal; however, the interest subsidies paid by the State decrease over time, thereby reducing the State's contribution.

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Instalments based on daily interest calculations: - Applicable to loans currently being drawn down or in situations requiring daily calculation over a limited period (e.g.: Works, Construction or Delay).

5- Mortgage Costs and Annual Percentage Rate (APRC)

Fees and Expenses	Estimated amount*	Time of Payment	Subject
Process Study Fee	€320 + Stamp Duty	Cost to be borne by the customer, regardless of whether the loan is actually granted.	Bank
Process and Evaluation Study Fee	€630 + Stamp Duty	Cost to be borne by the customer with an OIC support account, regardless of whether the loan is actually granted.	Bank
Non.Resident Process Study Fee	€380 + Stamp Duty	Cost to be borne by the customer, regardless of whether the loan is actually granted.	Bank
Non-Resident Assessment Process and Study Fee	€690 + Stamp Duty	Cost to be borne by the customer with an OIC support account, regardless of whether the loan is actually granted.	Bank
Formalisation Fee	€200 + Stamp Duty	Cost to be borne by the customer at the time the loan is granted.	Bank
Assessment Costs	€310 + Stamp Duty	Cost to be borne by the customer with a novobanco Support Account, regardless of whether the loan is actually granted.	Assessment Body*1
Inspections	€190 + Stamp Duty	Applicable to construction or building loans. Charged at the time of the inspections (in line with the progress of the work being carried out).	Assessment Body*1
Complete Solicitor Service	€200 + Stamp Duty	An optional service provided by the Bank at the customer's request	Bank
Deed or execution of a private document	View Calculation	Costs to be borne by the customer once the loan has been granted	Notary's Office/Solicitors
Register	View Calculation	Costs to be borne by the customer once the loan has been granted	Land Registry*1
IMT	View Calculation	Costs to be borne by the customer once the loan has been granted	Tax Office
Stamp Duty (on the purchase price)	View Calculation	Costs to be borne by the customer once the loan has been granted	Ministry of Finance*1
Stamp Duty (on the amount of credit used)	5% - Loans with a term of 1 year or more, or 6 % - Loans with a term of 5 years or more	Cost to be borne by the customer after the credit has been used.	Bank (The settlement is carried out by the Bank and returned to the Treasury)
Life Insurance	View Calculation	Costs to be borne by the customer once the loan has been granted	Insurance Company
Comprehensive Home Insurance	View Calculation	Costs to be borne by the customer once the loan has been granted	Insurance Company

APR: The actual cost of the loan takes into account a range of expenses associated with the mortgage and is expressed as the Annual Percentage Rate (APR). This rate reflects the frequency of payments and all recurring charges associated with the loan, including capital repayments, interest, and fees and expenses related to the loan - life insurance and comprehensive home insurance premiums, application fees and valuation costs, account management fees, stamp duty on the use of credit, and loan arrangement costs. Calculated in accordance with Decree-Law No 220/94 and Decree-Law 74-A/2017

Notes:
*The figures quoted here are not binding and are provided for illustrative purposes only; they should be verified against the Bank's general price list or the loan calculator.
*1 The Bank may cover these costs in advance and subsequently charge the customer.

Life Insurance - The premium for this life insurance policy is calculated based on the age of the mortgage holder(s) (the insured parties) and the outstanding balance of the loan, and is updated monthly. In order to carry out a comprehensive risk assessment, the Insurer takes into account the analysis of the Clinical Questionnaires, the Health Declaration or required medical examinations, as well as the professional and non-professional activities of the mortgage holder(s) (the insured). The Insurer reserves the right to propose conditional acceptance or an increase in the Insured's premium under the insurance policy. The insurance premium is a cost to be borne by the mortgage holder(s) (the insured parties) after the mortgage has been granted.
For the purposes of the calculation carried out on the novobanco website:

Comprehensive Home Insurance - The premium varies according to the risk assessed by the insurance company, taking into account, in particular, the risks covered, the replacement value, the year of construction, the size and the location of the property.
For the purposes of the calculation carried out on the novobanco website:
"The premium for the MAXI Home Insurance policy from Mudum - Companhia de Seguros, S.A. is for guidance only and may vary depending on the number of rooms, the area, the type of property, the year of construction and the size; the final premium is subject to a risk assessment in accordance with the insurer's underwriting policy. The figure given is based on an apartment built before 1985 in the central region of the country

Product marketed by novobanco, S.A., with its head office at the novobanco Campus, Av. Dr. Mário Soares, Taguspark, Building 1, 2740-119 Porto Salvo, registered with the Insurance and Pension Funds Supervisory Authority as an Insurance Agent under number 419506141, since 21 January 2019. Authorised to market life and non-life insurance from the insurers GamaLife, Mudum Seguros, Generali Seguros S.A., Europ Assistance, GNB Fundos de Pensões and Coface. Without representation powers of the insurer to conclude insurance contracts; without powers to receive insurance premiums, and does not assume risk coverage. All information about the Insurance Agent can be found at www.asf.com.pt.

Agreements entered into by Mudum - Companhia de Seguros, S.A., Avenida Miguel Bombarda nº 4, piso 9 -1049-079 Lisbon - Apartado 24047 - Loja CTT Campo de Ourique (Lisbon) 1251-977 Lisbon, Portugal - share capital €15,000,000 - legal person no. 503 718 092, and registered in the Commercial Registry of Lisbon.

You may choose to take out insurance with the insurer of your choice, provided that the policy includes equivalent minimum cover and requirements

For a final figure, ask for a quote at a novobanco branch.

6- Loan Repayment Term and Method

Credit scheme	Type of Housing	Purpose	Term*	Method
General	Permanent Owner-occupied Housing Secondary residence Housing for Rent	Purchase	Minimum term: 13 months (Fixed rate: 240 months) Maximum term: 480 months	Repayment of principal and interest over the term of the loan. **> Fixed Rate:** A loan with an interest rate that remains unchanged for the agreed term. Once the fixed-rate period has expired, the loan will be subject to a variable rate indexed to the 12-month Euribor plus Spread.
		Building works	Minimum term: 13 months Maximum term: 480	Interest payments during the term of the loan Maximum term: 18 months *1
		Construction	Minimum term: 13 months Maximum term: 480 months	Interest payments during the term of the loan Maximum term: 24 months *1
		Transfer from other Credit Institutions	Minimum term: 13 months Maximum term: 480 months	The repayment method depends on the purpose of the loan (Purchase/Renovation/Construction)
	Land for the construction of a permanent home	Purchase and Construction	Minimum term: 13 months Maximum term: 480 months	Interest payments during the term of the loan Maximum term: 24 months *1
	Multi-options Member	Various with a mortgage	Minimum term: 13 months Maximum term: 480 months	It has the same features as the main loans.
	Multi-options	Various with a mortgage	Minimum term: 13 months Maximum term: 360 months	Repayment of principal and interest over the term of the loan.
	Garage, storage room or detached plots of land	Purchase	Minimum term: 13 months Maximum term: 120 months	Repayment of principal and interest over the term of the loan.

	Payment in advance	Payment of deposit before signing a promissory contract	Maximum term: 24 months	Full repayment on the date the deed for the purchase loan is executed.
Subsidised	Permanent Owner-occupied Housing	Transfer from other Credit Institutions	Minimum term: 13 months Maximum term: 480 months	The repayment method depends on the purpose of the loan (Purchase/Renovation/Construction)
Low Income	Permanent owner-occupied property (may include a garage)	Purchase	Minimum term: 13 months Maximum term: 480 months	Repayment of principal and interest over the term of the loan
		Construction, Land for Construction	Minimum term: 13 months Maximum term: 480 months	Interest payments during the term of use Maximum term: 24 months *1
	Permanent owner-occupied housing, including common areas of buildings	Construction work or extension	Minimum term: 13 months Maximum term: 480 months	Interest payments during the term of use Maximum term: 24 months *1

*1- During the term of the loan, the customer pays interest only on the amounts drawn down. Once the credit period has expired or the full amount of credit has been drawn down, the customer enters the capital repayment phase.
None of the account holders may be over 75 years of age during the term of the loan.
For all offers, terms exceeding 480 months, as well as grace period and/or residual value options, require special approval.

7 – Valuation of the property to be financed

Under any of the mortgage schemes, an assessment must be carried out before the loan is finalised; this is to enable the Bank to review the terms and conditions of the mortgage, in particular the amount to be granted. Valuations are carried out by the Bank using professional valuers who determine the value of a particular property.

8- Loan Amount

Scheme	Purpose	Maximum Financing Amount
General	Purchase, Works and Construction	Up to 90% for permanent owner-occupied housing or 80% for other purposes. Limit calculated is based on the lower of the two values: the valuation or the purchase price/construction cost. Up to 100% if the property purchased is owned by novobanco.
	Transfer from another Credit Institution	Up to 90% for permanent owner-occupied housing or 80% for other purposes. Limit calculated is based on the lower of the two values: the valuation or the purchase price/construction cost.
Subsidised	Transfer from another Credit Institution	Up to 90% for permanent owner-occupied housing or 80% for other purposes. Limit calculated is based on the lower of the two values: the valuation or the purchase price/construction cost.
Low Income	Purchase, Construction, Works or Extension.	80% of the valuation/valuation of the construction project, up to a maximum of 90% of the valuation (provided that a higher approval has been granted), not exceeding the maximum amount of €190,000.00.
	Transfer from another Credit Institution	Outstanding debt with another credit institution up to 80% of the valuation/valuation of the construction project.

9- Early Repayment

Credit scheme	Type of Housing	Purpose	Partial Repayment	Full Repayment
General	Permanent Owner-occupied Housing Secondary residence Housing for Rent	Purchase Building works Construction Transfers Payment in advance Multisoluções (2a Mortgage with novobanco) and Multiopções linked to CH Troca	0,5% of the amortised principal if variable rate[1] 2% of the amortised principal if fixed rate	0,5% of the amortised principal if variable rate[1] 2% of the amortised principal if fixed rate
		novobanco Multi-Solution Mortgage	0,5% of the amortised principal if variable rate 2% of the amortised principal if fixed rate	0,5% of the amortised principal if variable rate 2% of the amortised principal if fixed rate
	Land for the construction of a permanent home	Purchase and Construction	0,5% of the amortised principal if variable rate	0,5% of the amortised principal if variable rate
	Garage	Purchase		
Low Income	Permanent Owner-occupied Housing	Purchase, Expansion, Works and Construction	0,5% of the amortised principal if variable rate	0,5% of the amortised principal if variable rate
Subsidised	Permanent Owner-occupied Housing	Transfer from other Credit Institutions	0,5% of the amortised principal if variable rate	0,5% of the amortised principal if variable rate

[1] - Under Decree-Law 80-A/2022 of 25 November, as amended by Decree-Law 91/2023 of 11 October, applications for early repayment of variable-rate credit agreements for the purchase or construction of a permanent home are exempt from fees until 31 December 2024. Under Decree-Law 74-A/2017 of 23 June, applications for early repayment due to death, unemployment or relocation for work reasons are exempt from fees.

Notes:
In the event of early settlement, the following charges are payable:

In the case of mortgage loans (loans for the purchase, construction and renovation of a primary residence, second home or property for rental, as well as for the purchase of land for the construction of a home, Multiopções and Multisoluções in accordance with Decree-Law 74-A/2017, Decree-Law 51/2007 and Decree-Law 192/2009:

Staff visit to deliver Distrate – Free of charge
Issuing the cancellation notice – Free of charge.

10 – Tax Benefits

Stamp Duty	
Benefit	**Scope**
Exemption of Stamp Duty on Interest	Applicable to all loans intended for the purchase of a primary residence or second home, regardless of the purpose and the type of loan.
Stamp Duty on use of credit	Applies only to mortgage transfers.
Exemption from Stamp Duty on the Purchase and Sale	

IMT – Municipal Tax on the Transfer of Property for Consideration	
Benefit	**Scope**
Exemption on property transfers up to €92,407 (Mainland) and €115,508.75 (Autonomous Regions) (year 2020). The exemption does not apply to properties intended for use as a second home or rental property (for let).	Applicable to all loans intended for the purchase of a primary residence or secondary home, regardless of the purpose and the type of loan.

Exemption on the transfer of property acquired by young people aged 35 or under, where the value used as the basis for assessment does not exceed the maximum amount of €316,772 on the mainland and €395,964 in the autonomous regions, for young people aged 35 or under	Applicable to the purchase of property by young people aged up to 35, intended for 1a Permanent Owner-Occupied Housing, under Decree-Law 40 - A/2024 of 25 July and in accordance with Circular 40123/2024

Notes:
The IMT rate is set by the General State Budget. The tax is levied on the higher of the following amounts: - Book value; - Purchase cost; and - Tax valuation. An application for exemption from IMT must be made before the deed is drawn up.

Registration fees	
Benefit	**Scope**
Exemption from the fees payable for the registration of the first purchase of a property, the value of which does not exceed the maximum value of the fourth bracket of the scale set out in Article 17(1)(a) of the Municipal Tax Code on the Transfer of Property for Consideration, for young people aged 35 or under Exemption from the fees payable for registering a voluntary mortgage to secure a loan granted for the first purchase of a property intended solely for the owner's own permanent residence, in accordance with the terms set out above. Where the conditions for the aforementioned exemptions are met only in respect of one or more of the purchasers, the fees payable for registering the purchase and the mortgage are reduced proportionally. Where the special procedure for the transfer, encumbrance and registration of immovable property is used to register the Purchase, the fees payable for the procedure are reduced by €225.00 if only one fact is registered; or by €450.00 if more than one fact is registered. Where there are several acquiring owners and the conditions for the reduction do not apply to all of them, the fees payable for the procedure are reduced by €112.50 if only one fact is registered; or by €225.00 if more than one fact is registered.	Applicable to the first purchase of an urban property or a separate unit within an urban property intended exclusively for the owner-occupied and permanent residence of young people aged 35 or under, under Decree-Law 48-D/2024 of 31 July 2024.

IMI – Municipal Tax Relief	
Benefit	**Scope**
Exemption from paying IMI, limited to a certain number of years.	Applicable to all properties intended for permanent owner-occupation or for letting, regardless of their intended use and the type of mortgage.

Notes:
The exemption must be applied for by the customer at the tax office covering the area where the property is located, within 60 days of the date of the deed.

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11- Terms and Benefits of a Mortgage

Conditions

Current Account – A key condition for the granting of a mortgage is the opening of a current account held exclusively in the name of the borrowers.
Under the amendments made to Decree-Law 74-A/2017 by Law 57/2020, customers may choose to hold a current account with a bank other than novobanco. However, they should enquire at a novobanco branch about the approval process, the impact on the spread negotiation due to cross-selling, the credit allocation process and the method of payment for instalments. The bank where the settlement account is held must operate in Portugal and be connected to the SIBS system for the payment of services via ATM reference.
Direct Debit for Incoming Payments - Pode ser exigida a domiciliação de vencimento na conta de depósitos à ordem do cliente, nomeadamente para efeitos de redução do spread aplicável.

Life Insurance – It is mandatory to take out life insurance in favour of the borrowers, and to name the Lending Bank as the designated beneficiary. Under the General Youth Scheme, where borrowers do not have an income, life insurance is required from the guarantors. Cover for death due to illness or accident as well as Total and Permanent Disability is required. The amount of the insurance cannot be less than the capital owed.
Life cover must remain in force until the end of the loan term; cover for total and permanent disability must remain in force until the age of 65.

Comprehensive Home Insurance – The sum insured must correspond to the cost of rebuilding the property, and cover for fire, lightning and explosion, water damage, flooding and storms is mandatory. The premium amount is adjusted in line with the indices published by the Portuguese Insurance Institute. The insurance agreement shall contain a clause in which it assigns the position of Mortgage Lender to the Lending Bank.

Debt-to-Income Ratio – The maximum limit for the debt-to-income ratio is 33% of one-twelfth of the borrowers' declared net annual income. Where the debt-to-income ratio is exceeded, guarantors may be required.

Benefits

Early Repayments – In the event of early repayment, where a new mortgage loan is taken out with the Lending Bank for an amount equal to or greater than the amount repaid, the early repayment fee is waived. The application for the new loan must have been approved by the time the old loan is repaid.

Reduced spread for customers with a current account at novobanco:

"First Bank Package", comprising the Bank's customer relationship products.
The award of a 0.6% reduction in the applicable spread depends on cumulatively holding 2 products/services listed:

- Salary Paid into the Account: Corresponds to monthly debit of salaries or pensions with salary types '08' or '11'. Other types of transaction may be considered but require the minimum criteria of an amount more than €250 and a minimum period of 4 months.
- Account Package.

"Protection Pack" comprising insurance from Mudum - Companhia de Seguros, S.A. (or Generali Seguros S.A. if the customer holds an Assurfinance GIC). A 0.2% reduction in the applicable spread is granted provided the customer holds both of the listed products:

- GamaLife Insurance – Life Insurance Company linked to mortgage loans. Insurance that guarantees the full payment of the outstanding capital on death or severe disability of the insured person, for all borrowers of
- Mudum - Companhia de Seguros, S.A. Comprehensive Insurance, Maxi or Top packages, linked to a mortgage.

Throughout the term of the loan, the customer will benefit from the maximum reduction in the spread, depending on the commitment products duly selected at the time of it was taken out, and always up to the minimum spread specified in the table.

These reductions in the spread apply only to the negotiation of new mortgage loans; they do not apply to contract amendments.

For Multisoluções, Garagem Autónoma, Adiantamento, and Non-Resident Foreigner loans, there are no reductions in the spread due to the inclusion of products.

ECO Offer
A 0.1% reduction in the spread, up to the minimum spread limit per grid quadrant, for properties purchased with a new mortgage from novobanco which are in energy efficiency classes A+, A or B.

Silver Offer
For mortgage loans where all customers are aged 50 or over, life insurance is optional from the age of 65. Credit holders have the option of taking out proportional cover.

***Prestação Segura* Insurance**
Mortgage protection insurance for mortgage holders between the ages of 18 and 64, which gives "monthly payment coverage" in the event of unemployment for dependent workers, illness or incapacity for work. The monthly instalment is covered for up to 12 months and up to €1,700 per month; the insurance is valid for the entire duration of the contract with no limit on the number of claims and is renewable annually. The premium is calculated as a percentage of the instalment and is covered directly by Mudum - Companhia de Seguros, S.A.

12 – Others Important Notes

- Fluctuations in the interest rate may lead to an increase in the amount payable;
- If you live outside the eurozone, exchange rate fluctuations may result in an increase in the amount you have to pay for your loan in euros;
- To be eligible for the loan, you must open a current account, take out life insurance for all account holders and take out home insurance, which may be acquired by a provider other than the borrower;
- We recommend that you have a current account with novobanco to support your mortgage. Under the amendments made to Decree-Law 74-A/2017 by Law 57/2020, customers may choose to hold a current account with a bank other than novobanco. However, they should enquire at a novobanco branch about the approval process, the impact on the spread negotiation due to cross-selling, the credit allocation process and the method of payment for instalments. The bank where the settlement account is held must operate in Portugal and be connected to SIBS for the payment of services via ATM reference.
- The consumer must provide accurate and complete information within the timeframe specified by the lender or credit intermediary for the purposes of assessing their creditworthiness; otherwise, the loan may not be granted;
- The interest rate applied may become negative depending on changes to the index.

Note regarding insurance policies linked to mortgage:

- Product marketed by novobanco, S.A., with its head office at the novobanco Campus, Av. Dr. Mário Soares, Taguspark, Building 1, 2740-119 Porto Salvo, registered with the Insurance and Pension Funds Supervisory Authority as an Insurance Agent under number 419506141, since 21 January 2019. Authorised to market life and non-life insurance from the insurers GamaLife, Mudum Seguros, Generali Seguros S.A., Europ Assistance, GNB Fundos de Pensões and Coface. Without representation powers of the insurers to conclude insurance contracts; without powers to receive insurance premiums and **does not assume risk coverage**. All information about the Insurance Agent can be found at www.asf.com.pt.
- Agreements entered into by GamaLife - Companhia de Seguros, S.A., Rua Barata Salgueiro, n° 28 - 5o andar - 1250-044 Lisbon - Apartado 24048, Loja CTT Campo de Ourique (Lisbon) 1251-977 Lisbon, Portugal - share capital €50,000,000 - legal entity and Lisbon Commercial Registry no. 503 024 856.
- Agreements entered into by Mudum - Companhia de Seguros, S.A., Avenida Miguel Bombarda nº 4, piso 9 -1049-079 Lisbon - Apartado 24047 - Loja CTT Campo de Ourique (Lisbon) 1251-977 Lisbon, Portugal - share capital €15,000,000 - legal person no. 503 718 092, and registered at the Commercial Registry of Lisbon.
- This message does not exclude consultation of the legally required pre-contractual and contractual information.

- **RIGHTS OF FIRST REFUSAL IN RESPECT OF PROPERTY - Law 89/2021**

  This legislation concerns the implementation of a procedure relating to the formalisation of mortgage loans associated with the purchase and sale of property and payment in kind:

  Customers purchasing residential property should be required to provide the Bank with proof of an advertisement published on www.predialonline.pt | Casa Pronta, in order to exercise their legal right of first refusal when the property subject to transfer for consideration is situated:

  - In an area subject to urban development pressure, defined on the basis of a lack or inadequacy of supply, in accordance with the provisions of Article 2-A of Decree-Law No 159/2006 of 8 August, as currently worded;
  - In areas identified in the National Housing Programme on the grounds of a lack of or inadequate housing supply.

Proof of the advertisement published at www.predialonline.pt | Casa Pronta may be replaced by sending the bank the access code provided to the applicant for access to the Casa Pronta platform. Any advertisement may be submitted by any person (buyer, seller, estate agent, lawyer, notary, solicitor) or by any citizen holding a national identity card, subject to a fee of €15 payable by the applicant.

If proof of the published advertisement is not provided in relation to these mortgage loan applications, the formalisation of the loan must be refused until such proof is submitted to the Bank.

13 – Failure to fulfil responsibilities:

- A breach of credit obligations occurs when a bank customer fails to make a repayment on the due date of the credit agreement s/he entered into.
- Customers with overdue debts are liable to penalties and their assets may be seized; they may even lose the property on which they have a mortgage.
- O Bank customers should take a proactive approach, anticipating any potential default. If they anticipate having difficulty paying their bills, they should notify the credit institution immediately.

14- Documents Required

Personal documents	Copies of the identity card and tax registration card of the applicant(s), the applicant's latest income tax return and the corresponding tax assessment notice A statement of earnings from the employer, confirming the employment status of the applicant(s) Payslips / pay invoices for the last 3 months Proof of household expenditure. For residents in the UK: • Immigration status / HOME OFFICE– Share Code View and prove your immigration status: get a share code - GOV.UK (www.gov.uk) • Full Credit Report – www.experian.co.uk OR https://www.checkmyfile.com/ • Proof of income statement issued for HM Revenue and Customs (HMRC)
Property documents	Certificate of contents from the Land Registry Property register or Form 129 Property site plan Energy Certificate
In addition, depending on the purpose, they must submit the following documents:	**Purchase:** Promissory purchase and sale contract or letter of intent to buy Fitness for habitation licence **Building work:** Budget Building work **Construction:** Construction project approved Specifications Project description Construction permit Letter of intent regarding the purchase and sale of land and construction

15- Appeal Hearing

Novo Banco, S.A.
Compliance Department
Novobanco Campus, Avenida Doutor Mário Soares, Taguspark, Building 1, 2740- 119 Porto Salvo.
Telephone: 707 24 7 365
Email: satisfacao@novobanco.pt

You can also contact:

a) Lisbon Consumer Conflict Arbitration Centre (*Centro de Arbitragem de Conflitos de Consumo de Lisboa*), available at [http://www.centroarbitragemlisboa.pt/]; and
b) Porto Consumer Information and Arbitration Centre (*Centro de Informação de Consumo e Arbitragem do Porto*), available at [http://www.cicap.pt/].

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16- Representative example

Variable rate:
Excluding the impact of optional associated sales: **APRC of 4.9%**; | Variable APR of 4.304% (Euribor 12 m of 2.804% at May 2026 and spread of 1.50%) | Instalment of €742.66 | MTIC: €281,898.96; average annual life insurance premium of €222.75. Demand deposit account quarterly maintenance fee €16.20 (including stamp duty).

Including optional associated sales (*) **APR of 4.2%**; variable interest rate of 3.604% (12-month Euribor of 2.804% as of May 2026 and a spread of 0.80%); monthly repayment of €682.31; MTIC: €260,909.71; average annual life insurance premium of €213.67. Monthly Account Maintenance Fee: €8.22 (including VAT).

For a 30-year €150,000 loan with a total of 360 instalments, 60% LTV with mortgage guarantee.
Fees and Initial expenses: €2,233.20; Fees and Regular expenses: Comprehensive insurance (annual premium €122.63).

(*) Presupposing subscription to the following products: Direct debit for bill payments; comprehensive home insurance with Mudum; life insurance linked to the mortgage scheme with GamaLife and the Package Account.

Fluctuations in the interest rate may lead to an increase in the amount payable.
The interest rate applied may become negative depending on changes to the index.