

## Borrower's reminder\*

Thank you for entering into a loan agreement with Coop Pank!

### One-off expenses related to entry into agreement

You have to pay the agreement fee after entering into the agreement. The bank will withhold it from your current account. Make sure that the amount of the service fee required to transfer the loan amount to the seller or the builder is also in your current account.

Please keep in mind that you will have to pay the state fee and notary's fee when you acquire property and the mortgage is established.

### Withdrawal from loan agreement

If you change your mind and don't want to assume the obligations associated with borrowing, you have the right to withdraw within seven days of signing the agreement. A written withdrawal application must be submitted to the bank in the Internet Bank or by e-mail in such a case. If you wish to withdraw, you must repay the entire loan amount paid out to you as well as the calculated interest to the bank immediately, but not later than within 30 days of submission of the application. Otherwise, it will be deemed that you have not withdrawn from the agreement.

### Interest rate

The interest payable to the bank is calculated on the loan balance, i.e. the amount paid out to the borrower, but not yet repaid.

The interest rate of the loan may change during the term of the contract due to changes in the base rate. The base rate is the 6 months' EURIBOR. The bank fixes the new value of the base rate on the date when the interest rate is changed and this will be applied for the next six months.

Monthly loan payments increase if the interest rate increases and paying them may cost you more. The interest rate also decreases when the base rate goes down, but it will not drop below the minimal interest rate set forth in the agreement.

### Repayment of the loan and payment of interest

The loan is repaid and interest is paid on the dates and in the amounts indicated in the repayment schedule. The bank prepares the repayment schedule within one banking day of paying out the loan amount or a part thereof. The bank will recalculate the payments to be made according to the schedule after every six months according to the changes in the base rate. You can see the repayment schedule in the Internet Bank. Make sure that the amount required for the loan payment is in your current account.

The bank withholds the loan payments from your current account in Coop Pank on the dates noted in the repayment schedule. You can change the payment date in the Internet Bank if you want. If you don't have enough money in your current account on the payment date, the bank will wait until the next day and withhold the necessary amount from the co-borrower's account.

### Delayed payments

If you delay your loan payments, the bank will send you a reminder by text message and e-mail, and notify you about this in the Internet Bank as well. If you delay your payments, you must remember that you will have to pay default interest and the costs of debt proceedings, and in the worst case the bank will cancel the agreement and demand enforcement of the loan agreement with the assistance of a bailiff.

If your debt to us is at least 30 euros and the payment is overdue by more than 45 days, the bank will also send the debt information to the Payment Default Register.

The bank has the right to cancel the loan agreement and demand immediate early repayment of the loan in the following cases:

- if you have delayed payment of the amounts due on at least the last three payment dates. In this case, the bank will give the borrower an additional deadline of two weeks for payment of the overdue amount and if the debt is not paid during this deadline, the bank will cancel the loan agreement and demand early repayment of the entire loan;
- if the borrower or the guarantor has breached the loan agreement or the collateral agreement significantly and has not remedied the breach during the deadline given by the bank.

Upon enforcement, collateral is sold at an auction and the bank's claims are satisfied on the account of the sale proceeds. Enforcement is organised by a bailiff and the costs of enforcement are covered by the debtor (i.e. the borrower).

If the borrower is permanently insolvent, the creditors, incl. the bank, have the right to file a petition with a court for declaration of the bankruptcy of the borrower.

Contact the loan administrator as soon as possible if you encounter difficulties in repaying the loan. We will find a suitable solution to the situation. Cooperating with the bank fully is reasonable and important in order to avoid problems piling up.

If you cannot overcome your payment difficulties, do the following:

- read the information about assistance programs and/or support on the consumer website [www.minuraha.ee](http://www.minuraha.ee) managed by the Financial Supervision Authority;
- find out how to register as unemployed and read about new jobs and other useful information on the

website of the Unemployment Insurance Fund at [www.tootukassa.ee](http://www.tootukassa.ee);

- contact the local government and ask about various social benefits. You can find more information on the website of the Ministry of Social Affairs at [www.sm.ee](http://www.sm.ee);
- contact the bailiff for explanations if your current account is seized. Find out the basis on which the account was seized. You can find more information about bailiffs on the website of the Estonian Chamber of Bailiffs and Trustees in Bankruptcy at [www.kpkoda.ee](http://www.kpkoda.ee).

### Insurance of collateral

You must insure your property, which has been encumbered with a mortgage, to the extent of its restoration value. Fire, water, vandalism and natural disaster must be the insurance risks covered and Coop Pank AS must be the beneficiary. Send the insurance policy that proves the entry into or extension of the insurance contract before the expiry of the insurance policy to [kindlustus@cooppank.ee](mailto:kindlustus@cooppank.ee).

The bank will e-mail you a reminder of the insurance obligation before the expiry of the insurance policy. You can monitor the validity of the insurance policy yourself in the Internet Bank.

### Early repayment of the loan

You can also repay the loan to the bank early. Inform the bank about your intention at least three months in advance. If you inform the bank less than three months in advance, the bank will calculate an early repayment fee in the amount of three months interest. If the amount to be repaid early is not in your account within 14 calendar days of the date indicated in the application, the bank will deem that the loan was not repaid early and restore the repayment schedule.

### Changes in contacts details

Please inform the bank of any changes in your contact details as soon as possible! The easiest way is to send the bank a message via the Internet Bank, as in this case we can be certain that it was you who send the information.

### Other important information

Coop Pank is supervised by the Financial Supervision Authority (FSA) and the Consumer Protection Board (CPB).

Any disputes between the parties are subject to resolution by way of negotiations. It is possible to file an out-of-court complaint with a supervisory authority if no agreement is reached. The contact details of the CPB and instructions on how to file complaints are accessible at [www.ttja.ee](http://www.ttja.ee). The contact details of the FSA can be found at [www.fi.ee](http://www.fi.ee).

If a dispute cannot be resolved with an out-of-court agreement, then each person has the right to turn to a court in order to protect their rights. A claim that corresponds to the requirements of law must be filed with the county

court in order to initiate proceedings. You can find information about the possibilities to go to court, incl. legal expenses, state legal aid and legal aid, in the consumer portal of the FSA at [www.minuraha.ee](http://www.minuraha.ee) or on the website [www.kohus.ee](http://www.kohus.ee).

### NB! Please note

- You may only use the loan amount for the purpose agreed in the loan agreement. Using the loan amount for a different purpose is considered a significant breach of the loan agreement.
- Your economic status and solvency may change in relation to a decrease in income or increase in obligations.
- If your income is not paid to you in euros, you may have to spend more money on making loan payments in the event of unfavorable changes in exchange rates. NB! Coop Pank only offers loans in euros and only to borrowers who live in European Union Member States where the national currency is the euro.
- When you submit a loan application, you must confirm to the bank that:
  - all of the information presented to the bank is true, complete and relevant;
  - the loan obligation to be taken corresponds to your needs and economic status.
- Please note that borrowing gives rise to obligations that carry the risk of getting in debt. Please note that the failure to make monthly payments may make it difficult for you to get a loan in the future.
- The bank advises you to consider the above explanations thoroughly and contact us with any questions you may have.

*\* This reminder does not include any binding terms and conditions. If you enter into a loan agreement, the terms and conditions agreed in the specific agreement will apply.*