

Appendix 13

to Eesti Pank Governor's Decree

No 7 of 29 May 2014

"Establishment of supplementary reports on credit institutions' balance sheet"

Report on housing loans

1. Purpose of the report

The purpose of the report is to monitor and analyse the terms and conditions of housing loan contracts. The data reported reflect the market conditions of new housing loans.

2. Scope of the report

2.1 The report covers loan contracts signed by the reporting credit institution, the first tranche of which was released during the reporting period. For the purposes of this report, housing loan (hereinafter referred to as 'loan') shall mean a mortgage loan issued to a private individual by an Estonia-based unit (e.g. head office) of the reporting credit institution for the purpose of purchase, construction, extension, reconstruction or renovation of a dwelling located in Estonia. A loan issued for the purpose of purchase of residential land is reported only if the same loan is used for financing the construction of a dwelling. For the purposes of this report, the term "borrower" covers all private individuals who have been granted a loan together (i.e. borrower and co-applicants) and their incomes and liabilities are shown as one sum in the report.

2.2 The report excludes renegotiation of previously concluded loan contracts or new loan contracts signed due to the refinancing or restructuring of other loans provided the loan amount does not exceed the claim arising from the restructured or refinanced loan.

3. Report row structure

- 1) date of the issue of the loan
- 2) maturity date of the loan contract
- 3) contractual loan amount
- 4) identifier for the restructured or refinanced loan
- 5) first tranche of the loan
- 6) amount of down payment
- 7) loan repayment schedule

- 8) identifier for the co-applicant
- 9) identifier for the base rate
- 10) the borrower's risk margin
- 11) interest rate
- 12) value of the purchased real estate
- 13) value of the mortgaged real estate
- 14) KredEx guarantee
- 15) other liabilities secured on the mortgaged properties
- 16) total monthly net income of the borrower
- 17) loan payments arising from other liabilities of the borrower
- 18) scheduled loan repayment
- 19) imputed loan repayment
- 20) final maturity date
- 21) compliance with limits
- 22) loan to value limit
- 23) debt service to income limit

1) Date of the issue of the loan

The date when the borrower receives the amount of the housing loan or the first tranche of the loan.

2) Maturity date of the loan contract

The contractual maturity date of the contract.

3) Contractual loan amount

The loan amount fixed in the contract.

4) Identifier for the restructured or refinanced loan

Not restructured or refinanced	1
Restructured or refinanced	2

The loan is identified as restructured or refinanced in case the loan amount agreed upon restructuring or refinancing exceeds the claim arising from the loan subject to restructuring or refinancing.

5) First tranche of the loan

If the loan is released in tranches, the first tranche is indicated here. If the loan is released as a single payment, the value indicated in column 3 of the report row ('Contractual loan amount') is reported here.

6) Amount of down payment

The amount of down payment for the loan indicated on the report row. Down payment is the borrower's own financial contribution to the cost of acquisition/renovation/construction of a dwelling. In case there is no down financing, the amount of down payment is 0 (zero).

7) Loan repayment schedule

Annuities	1
Equal payments of the principal	2
Partial amortisation	4
Bullet payment	5
Other repayments	3

The identifier for the payment schedule of the loan principal is indicated here.

8) Co-applicant identifiers

No co-applicant	1
Co-applicant	2

The identifiers show whether the borrower has a co-applicant.

9) Base rate identifiers

Fixed interest rate	1
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1-month Euribor	2
3-month Euribor	3
6-month Euribor	4
12-month Euribor	5
Credit institution's base interest rate	6
Other floating key base rate	7

The base rate type of the loan indicated on the report row is shown here. The base interest type is "Fixed interest rate" when the interest rate is agreed upon conclusion of the loan contract and it is not subject to later resetting. The credit institution's base interest rate is a floating interest rate, which is determined according to the credit institution's principles.

If the interest rate has been fixed for a certain time period, after which the rate becomes floating, the base rate is indicated on the basis of the floating interest rate. If the loan contract sets out the use of several base rates during the loan period, the base rate valid at the time of issuing the loan is indicated.

10) The borrower's risk margin

The risk margin set for the borrower, included in the interest rate of the loan indicated on the report row (i.e. the rate above the base rate). In case of a fixed interest rate, when no risk margin has been set for the borrower, the margin is indicated as 0 (zero).

11) Interest rate

The contractual interest rate on the reported loan, indicated on an annual basis. If the loan contract provides for a floating interest rate, the interest rate applicable at the time of issuing the loan is indicated.

12) Value of the purchased real estate

The lowest of the market value or the purchase price of the property financed by the reported loan is shown here. If the loan is not used for financing the purchase of property (but e.g. renovation), the value is indicated as 0 (zero).

13) Value of the mortgaged real estate

The total market value of all real estate objects collateralising the loan and encumbered with a mortgage, including the market values of all properties encumbered with a first ranking

mortgage in favour of the reporting credit institution or a second and/or next ranking mortgages if all higher ranking mortgages have been set in favour of the reporting credit institution. For the property financed by the reported loan, the lowest of the market value or the purchase price of the property is shown. If the reported loan has no additional collaterals, the value reported in column 11 'Value of the property purchased' is shown.

14) KredEx guarantee

Not backed by a KredEx guarantee	1
Backed by a KredEx guarantee	2

The identifiers show whether the reported loan is backed by KredEx guarantee.

15) Other liabilities secured on the mortgaged properties

The sum of the borrower's other liabilities secured on the properties collateralising the reported loan. Such other liabilities include all other possible financial liabilities arising from loans, leases and other consumer credit facilities contracted by the borrower from the lender credit institution or any other credit institutions or borrowers. Such liabilities are determined on the basis of the data available to the reporting credit institution. In case there are no other liabilities secured on the mortgaged properties, the sum is indicated as 0 (zero).

16) Total monthly net income of the borrower

The total monthly net income of the borrower. The net income comprises the regular and documented after-tax income. 'Regular income' means receipts of roughly the same size received by the borrower on a monthly, quarterly and/or yearly basis, which the borrower has assessed as regular, considering the periodicalness and stability of such receipts. 'After-tax income' means income net of state taxes and charges.

17) Loan payments arising from other liabilities of the borrower

The sum of repayments of other monthly financial liabilities (principal and interest) by the borrower to the reporting credit institution and other credit institutions. Such other liabilities include all other monthly financial liabilities arising from loans, leases and other consumer credit facilities contracted by the borrower from the lender credit institution or any other credit institutions or borrowers. Such liabilities are determined on the basis of the data available to the the reporting credit institution. Loan repayments made jointly with another person may be taken into account in proportion to the borrower's obligation to make the loan repayments. If the loan repayments do not occur on a monthly basis, this value is calculated on the basis of repayments according to a 12-month schedule.

18) Scheduled loan repayment

The amount of the scheduled monthly loan repayment (principal plus interest) of the loan as at the time of loan issue. If the loan is not repaid on the basis of an annuity payments schedule, the amount of the first monthly loan repayment (principal plus

interest) is shown in the report row. If the loan repayments do not occur on a monthly basis, this value is calculated on the basis of loan repayments according to a 12-month schedule.

19) Imputed loan repayment

The amount of the imputed monthly loan repayment (principal plus interest) of the loan with a floating rate. The calculation of the imputed monthly loan repayment is based on the interest rate effective at the time of loan issue plus 2 percentage points or the annual interest rate of 6%; the higher of the aforementioned interest rates must be used. If the loan repayments do not occur on a monthly basis, this value is calculated on the basis of repayments according to a 12-month schedule. In case of a fixed-rate loan, 0 (zero) is shown here.

For calculating the imputed monthly repayments, instead of using the actual contractual maturity date, the date until which the borrower is entitled to extend repayment, under the loan contract, may be used.

20) Final maturity date

The date until which the borrower has the right to extend the final loan repayment date is shown here. If the loan contract does not provide such a right, "XX" is shown here

21) Compliance with limits

Within the limit 1

Exceeds the limit 2

The identifiers show whether the loan exceeds the loan to value limit, the debt service to-income limit and/or the maximum maturity requirements established by Eesti Pank Governor's Decree No 17 of 12 December 2014 'Limits on granting housing loans and maximum loan maturity'.

22) Loan to value limit

The loan to value ratio calculated pursuant to Section 3 of Eesti Pank Governor's Decree No 17 of 12 December 2014 'Limits on granting housing loans and maximum loan maturity' is shown here.

[RT I, 02.08.2017, 1 – entry into force 01.01.2018]

23) Debt service to income limit

The debt service to income ratio calculated pursuant to Section 4 of Eesti Pank Governor's Decree No 17 of 12 December 2014 'Limits on granting housing loans and maximum loan maturity' is shown here.

[RT I, 02.08.2017, 1 – entry into force 01.01.2018]