

Mutuo TU Opzione Sicura Mortgage

What are my needs

A mortgage which allows the application of dynamic solutions linked to the performance of the interest rates market.

Mutuo Opzione Sicura offers the possibility of extending the original duration by up to a maximum of 60 instalments, freezing the interest rate and receiving annual monitoring of the evolution of the instalment during the variable rate period.

The product in brief

BENEFICIARIES

Full-time workers, the self-employed and professionals

AIM

First home purchase

GRANTING AUTHORITY

UniCredit Family Financing Bank S.p.A.

Product characteristics

DESCRIPTION

Mutuo Opzione Sicura is a hybrid rate mortgage, which may start in one of two ways:

- a **Fixed Rate period**, linked to either the 3-month Euribor 365 or the main ECB Refinancing Rate (linked to the ECB interest rate, and applicable only to mortgages for purchase of primary residence)
- a **Fixed Rate period of 5 years**, with interest rate linked to the 5-year IRS rate.

Mutuo Opzione Sicura offers the following services:

- **Annual monitoring of evolution of the instalment**, during the Variable Rate period
- **Interest Rate Freeze Option:**

After five years at the Fixed Rate, Customers may:	During the Variable Rate period, Customers may:
<ul style="list-style-type: none">• renegotiate the Fixed Rate for another 5 years• change to the Variable Rate<ul style="list-style-type: none">- 3-month Euribor- ECB rate (only for mortgages on purchases of primary residence)	<ul style="list-style-type: none">• request to change to the Variable Rate for 5 years• change the benchmark of the Variable Rate (from the Euribor to the ECB rate – only for purchases of primary residence; or from the ECB to the Euribor)

Option to Extend the duration by up to a maximum of 60 months from the original expiry (also by terms of 12 months each)

AMOUNT

Min. 80,000 euro – Max 200,000 euro

DURATION

From 5 to 25 years with the possibility of extension by up to a maximum of 60 instalments

REPAYMENT METHODS

- Automatic debit on a current account
- Frequency of instalments: monthly
- Grace Period: technical only (from disbursement to the amortisation start date)
Interest Accrual: starting from the first day of the month following distribution (French method with principal payments and variable interest payments)

ALLOCATION METHOD

Normally agreed on stipulation; for very large amounts on confirmation of mortgage registration

GUARANTEES

First mortgage registration

Conditions

BENCHMARK RATE

- 3-month Euribor
or
- ECB: main European Central Bank refinancing rate – available only for purchase of primary residence
or
- 5-year IRS

Increased by the commercial spread based on the Customer's credit characteristics

PROCESSING FEES

Equal to 1% of the par value of the mortgage, with a minimum of 750 euro and maximum of 1,300 euro

OTHER CHARGES AND FEES

Non-banking fees (property appraisal, notary fees, etc.).

INSURANCE

Fire/explosion insurance mandatory on the mortgaged property.

Other household and mortgage applicant insurance cover is not mandatory.

Documents to be submitted

- Registered identification documents of all mortgage applicants and guarantors, if any.
- Proof of income of the mortgage applicants and any guarantors.
- Technical documentation on the mortgaged property.
- Any other documentation that may prove necessary.

Notes

Contact us

For more information, contact _____

on _____

at the Agenzia Tu of UniCredit Banca in _____