

## SUPPLEMENTAL PRE-CONTRACTUAL INFORMATION DOCUMENT

Pursuant to Law 3/2016, of 9 June, of the Regional Government of Andalusia on the protection of consumers' and users' rights when contracting loans and mortgages for homes, we are providing you with the following information free of cost:

**The information below is aimed at making the economic and legal implications of contracting a mortgage loan easier to understand.**

In relation to the FINANCIAL CONDITIONS, we will give you a **PERSONALISED OFFER** once you have provided us with all the information required on your financing needs and financial situation. Said information will be provided to you on a **PERSONALISED INFORMATION SHEET** and in a **PERSONALISED SUPPLEMENTAL INFORMATION DOCUMENT** free of cost and well enough in advance and always before you are bound by any contract.

Once you have indicated a desire to enter into a contract, as applicable, we will give you a **BINDING OFFER**.

This document is issued in response to a request for information and does not lead to any obligation on the part of UNIÓN DE CRÉDITOS INMOBILIARIOS, S.A., EFC (hereinafter referred to as UCI) to grant you a mortgage or lead to any commitment or obligation on your part.

### 1. CREDIT INSTITUTION

UNIÓN DE CRÉDITOS INMOBILIARIOS S.A., EFC

Calle Retama, 3 28045 MADRID

TEL.: 902 020 120

Email: clientes@uci.com

www.uci.es

Supervisory authority: Bank of Spain. Website: www.bde.es

### 2. PURPOSE OF THE LOAN

The sum of the loan may be used to:

- Purchase a Home with or without reforms.
- Refinance (a) Loan(s), obtain financing for other purposes and Purchase a Home that is finished or under construction without having yet sold your current home.
- Financing to Build a Home, with or without partial available sums.

### 3. RIGHTS

You have a right to:

- Choose a Notary
- Provide an appraisal for the property, certified by an officially approved appraiser pursuant to the Mortgage Market Act as long as it has not expired in accordance with the law; it must be accepted by UCI and included in its records, pursuant to current law.
- Examine the draft Public Deed at the authorising notary's office and obtain a copy of it at least during the three days prior to execution thereof.
- Request the delivery of a Binding Offer indicating the conditions thereof and the validity period.

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#### 4. DESCRIPTION OF THE MAIN CHARACTERISTICS OF A LOAN CONTRACT

Term:	7 years minimum (depending on the product) and 30 years maximum
Types de Loans available:	
Fixed Rate throughout the life of the loan	<p>Origination fee. Term: 10 years minimum and 30 years maximum. Early Termination Fee (Partial and Full):</p> <ul style="list-style-type: none"> <li>- 0.50% the first five years</li> <li>- 0.25% for the rest of the term.</li> </ul> <p>Interest rate risk compensation: 3% for full and partial early repayments, only applicable if there is a loss for the institution. The fee may not exceed the sum of the loss. The minimum capital to be repaid will be 1,800.00 euros</p>
Variable Rate (fixed rate for the first year and variable throughout the rest of the term thereafter)	<p>Origination fee. Term: 7 years minimum and 30 years maximum. Early Termination Fee (Partial and Full):</p> <ul style="list-style-type: none"> <li>- 0.50% the first five years</li> <li>- 0.25% for the rest of the term.</li> </ul> <p>The minimum capital to be repaid will be 1,800.00 euros</p>
Mixed Rate (fixed rate for 2-20 years, and variable throughout the rest of the term thereafter).	<p>Origination fee. Term: 7 years minimum and 30 years maximum. Early Termination Fee (Partial and Full):</p> <ul style="list-style-type: none"> <li>- 0.50% the first five years</li> <li>- 0.25% for the rest of the term.</li> </ul> <p>Interest rate risk compensation: 1.5% for fixed rates up to 5 years and 3% for all other situations in the event of a full or partial early repayment, only applicable during the fixed rate period and if there is a loss for the institution. The fee may not exceed the sum of the loss. The minimum capital to be repaid will be 1,800.00 euros</p>
Other Characteristics:	
<ul style="list-style-type: none"> <li>- French Amortisation System: of the different amortization systems, all of the available types of loans described follow the French amortisation system which is known for constant instalments and interest which is calculated based on the capital pending amortisation; this means that you more interest is paid than capital during the first years of the loan while more capital is paid than interest during the final period.</li> <li>- Monthly payment frequency via direct debit from your current account on the days determined each month.</li> <li>- In the event of a partial early repayment, you may choose to maintain the sum of the instalments and reduce the term of the loan or reduce the sum of the instalments and maintain the term.</li> <li>- Ordinary interest accrues as of the date the loan is signed, monthly on the days determined each month. Interest is calculated by multiplying the pending capital by the nominal annual interest rate and dividing that by 1,200. If the first period does not correspond to a calendar month, the sum of the interest accrued for the period from the date the loan is signed until the date the first instalment is due shall be obtained by multiplying the capital pending at the end of said period by the interest rate in effect and by the number of days in the period and then dividing the result by thirty-six thousand. If the capital pending varies during the calculation period, one of the two foregoing formulas will be applied to each portion of the constant capital pending, depending on the period in which it occurs, and then a pro rata calculation will be done to account for the duration of the period plus any interest accrued during each portion in order to obtain the interest applicable to the corresponding period.</li> <li>- You have the right to remortgage your loan with another lender, even without U.C.I. consent, pursuant to the provisions of Spanish Law 2/1994, of 30 March, on Mortgage Loan Subrogation and Modification. Creditor subrogation fee: If you remortgage the loan granted with another Lender, an early termination fee will be applied and shall be paid by the borrower. The sum will total 0.50% when the remortgage occurs within the first five years of the life of the loan, and 0.25% any time thereafter.</li> <li>- Implications for the borrower: repay the loan within the term and under the conditions agreed.</li> </ul>	

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Unión de Créditos Inmobiliarios S.A., EFC has voluntarily endorsed the Code of Best Practices for feasible debt restructuring with mortgage guarantees on a primary home. It sets forth a series of mechanisms aimed at restructuring mortgage debt for those who suffer from extraordinary difficulties in making their payments.

## 5. TABLE SHOWING THE EVOLUTION OF DIFFERENT OFFICIAL REFERENCE RATES

		TIPOS DE REFERENCIA OFICIALES					
		TIPO MEDIO PRESTAMOS				Interest Rate Swap 5 años	DEUDA PUBLICA ENTRE 2 Y 6 AÑOS
		INTERBANCARIOS		HIPOTECARIOS ADQUISICION DE VIVIENDA			
		MIBOR A 1 AÑO	EURIBOR 1 AÑO	IRPH	ENTRE 1 Y 5 AÑOS. ENTID CRÉDITO ZONA EURO		
2015	Octubre	0,128	0,128	2,127	2,360	0,315	0,665
	Noviembre	0,079	0,079	2,132	2,320	0,231	0,654
	Diciembre	0,059	0,059	2,054	2,320	0,266	0,597
2016	Enero	0,042	0,042	2,014	2,270	0,202	0,545
	Febrero	-0,008	-0,008	2,007	2,230	0,047	0,525
	Marzo	-0,012	-0,012	1,919	2,200	0,025	0,455
	Abril	-0,010	-0,010	2,030	2,090	0,024	0,423
	Mayo	-0,013	-0,013	1,890	2,100	0,020	0,388
	Junio	-0,028	-0,028	1,970	2,030	-0,040	0,359
	Julio	-0,056	-0,056	2,007	2,000	-0,140	0,306
	Agosto	-0,048	-0,048	1,957	1,960	-0,133	0,224
	Septiembre	-0,057	-0,057	1,957	1,960	-0,131	0,165

## 6. REPRESENTATIVE EXAMPLE OF THE TOTAL PRICE TO BE PAID

What follows is an itemisation of all commissions, charges and expenses involved when executing a loan as well as all taxes and the equivalent annual rate, expressed with a representative example:

EXAMPLE: 150,000 euros to be repaid within a term of 25 years.

EXPENSES:

- Origination fee: 1,500 euros
- Appraisal: 484 euros (including VAT)
- Taxes (on Legal Documents): Between 546.75 and 2,733.75 euros (the difference depends on the maximum rate applicable in the particular Autonomous Region and may range between 0.3% to 1.5%, as appropriate. The corresponding rate is applied to the sum of the mortgage liability).
- Notary: 850.00 euros
- Property Register: 500 euros
- Processing Fee: 441.65 euros
- Home Insurance: 250 euros
- APR: 3.652% Calculated for a loan with a fixed rate throughout the life of the loan of 2.90%.
- TOTAL ESTIMATED COST: 6,759.40 euros

Likewise, the following commissions must be paid in the situations described below:

The sum payable for early termination: This sum will be due if you make an early repayment and it will be calculated as indicated in section 4 "Description of the main characteristics of a loan contract".

Sum to be paid for Interest rate risk compensation (only if terminated early within an interest rate adjustment period with an agreed duration of more than twelve months). If you make a full or partial early repayment, whether the loan is subrogated or not, at any time during a fixed rate period, you will be charged an interest rate risk compensation fee

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on the capital repaid early and it will be calculated as indicated in section 4 "Description of the main characteristics of a loan contract", based on the type of product.

**Subrogation fee:** If the obligations deriving from this loan are subrogated by a third party, the new holder will be charged a fee which will total 1.50% of the pending loan balance at the time of subrogation. In any case, the minimum applicable for this commission will be 800.00 euros.

**Commission for modifying the contractual conditions or guarantees:** If any of the loan conditions initially agreed or the real or personal guarantees provided are modified, a commission will be charged totalling 1.50% of the capital pending on the date of the modification. In any case, the minimum applicable for this commission will be 400.00 euros.

Nevertheless, a lower commission will be applied to any situation where a certain contractual modification is legally subject to a lower fee.

**Debt recovery fee:** You will be required to pay U.C.I. a debt recovery fee of 25.00 euros which accrues upon each claim and due and payable upon cancellation.

**Balance certification fee:** You will be required to pay U.C.I. a balance certification fee of 40.00 euros whenever a certification is issued; it will be due and payable with the following loan instalment or, as applicable, when said balance is paid.

**Deed of cancellation fee:** If you request the execution of a deed of cancellation upon or after paying off the mortgage loan and choose not to complete the procedures yourself to obtain and send the Notary all of the necessary documents to prepare the deed of cancellation and send the corresponding copy, once signed, to your address and, therefore, said procedures are completed by the Institution, always at your request, you will be required to pay a register cancellation fee. This fee will be due and payable when the deed is executed. Under no circumstance does said fee include other fees and expenses such as notary fees, register fees, processing fees or taxes. The sum of said fee is 75.00 euros.

**Creditor subrogation fee:** If you remortgage the loan granted with another Lender, an early termination fee will be applied and shall be paid by the borrower. The sum will total 0.50% when the remortgage occurs within the first five years of the life of the loan, and 0.25% any time thereafter.

Monthly receipts will be sent via email at no cost to the address you indicate to us in electronic format. Nonetheless, each extract or duplicate copy you request to be sent by ordinary mail will cost 0.25 for mailing fees.

## 7. WARNINGS

1.- UCI offers a range of products to protect yourself against the risk of interest rate rises including the possibility of contracting a loan at a fixed interest rate for a period of up to twenty years and then a variable rate, and a fixed interest rate throughout the life of the loan. You may choose to contract the product that best adapts to your needs and preferences. If you choose to contract a loan at a fixed rate throughout the life of the loan, you must remember and accept the binding nature of the agreed interest rate which will remain invariable throughout the life of the loan. And if you choose to contract a fixed rate product for a certain period of time and then variable rate, you must remember and assume the binding nature of the interest rate agreed throughout the fixed rate period as well as the effects of any variation in the interest rates during the variable rate period, especially if it increases.

2.- In the event of a payment default, U.C.I. may initiate a judicial process which may lead to the auctioning and allocation of the home or homes mortgaged by you or by third party mortgagers and the possible embargo of the revenue of or other assets owned by the loan holder as well as any guarantors, if applicable, until the loan is fully repaid.

As a result, borrowers and guarantors (jointly and severally liable with a waiver of any rights to require prior exhaustion of remedies against the principal debtor, priority and division), as applicable, are liable for the payment of the loan not only with the real mortgaged securities but also with all of their present and future assets until full cancellation of the loan for all concepts, as provided for by article 105 of the Spanish Mortgage Act.

Therefore, you must be aware that you may lose your home if you do not make your payments on time.

You must also remember that your revenue may vary. Make sure that if your revenue decreases, you will still be able

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to make your monthly mortgage payments.

If you choose to contract a Variable Rate or a Mixed Rate product, you must remember that the loan interest rate will not remain fixed throughout the life of the loan meaning you are assuming the risks deriving from possible rises in the interest rates given that you may find it difficult to pay the remaining instalments if the rates rise (which is completely possible with transactions with such long terms).

In order to minimise the interest rate risk and pursuant to the provisions of Spanish Royal Decree Law 2/2003, of 25 April, on economic reform measures, UCI will offer you the possibility of contracting an interest rate risk coverage instrument.

3.- The initial interest rate and differential margin applicable to the agreed reference rate throughout the variable interest rate period (if you choose to contract a product at a variable or mixed rate) are subject to different rebates consisting of applying a certain discount percentage to the initial rate and differential margin based on whether or not you contract all or some of the following products: Life Insurance, Home Insurance, Payment Protection Insurance. Contracting these policies is voluntary, meaning you are not legally obliged to contract any of these products. The cost of these insurance policies will depend in each case on the capital insured, the terms, the covers, ages and other factors. You will be informed at the proper time of the exact costs both on the Personalised Information Sheet as well as in the Binding Offer and always sufficiently in advance of signing the loan contract. You have the right to contract these products through any other accredited provider.

4.- Contractual clauses of the highest risk. Although there are no clauses that create any particular risk beyond the consequences already indicated involved with a possible payment default or possible rises in the interest rates with variable or mixed rate loans, you are hereby notified that the following are causes of a forced early termination of the loan in addition to those indicated in point 5 below:

- The falsification of the borrower's data or the documents provided by the borrower to have the loan granted or when the loan sum is not used for the agreed purpose.
- If the mortgage loan deed is not registered with the Property Register due to a cause attributable to the borrower.
- If there are any liens on the property not indicated in the loan contract on the date it is signed.

In addition, the owners of the property or mortgaged properties assume the following obligations:

- To maintain the property in good conditions and do any necessary construction or improvement work as well as pay all corresponding property taxes and other taxes.
- Insure the mortgaged property against the risk of damages, fire and catastrophes.

5.- U.C.I. may force the early termination of the loan due to a failure to make at least three total monthly instalments or a number of instalments that mean the borrower has breached its obligation for a period equivalent to three months as well as in the case of a breach of any of the obligations contained in the loan deed or the general obligations established by law.

## 8. PAYMENT METHODS AND FORECLOSURE

You shall repay your loan by making 12 instalments per year via direct debit from the current account you designated on the days determined each month. If the loan is executed on a day of the month that is different from the one established for payment, there will be an additional payment for a technical grace period corresponding to the interest accrued for the days between the date of execution and the last day of the month in question.

In the event of a breach, U.C.I. may either use the ordinary foreclosure procedure established by the Spanish Civil Procedure Act or an out-of-court sale as provided for by the Spanish Mortgage Act or any other legal procedure provided for by the laws in effect.

The legal procedures indicated in the event of a payment default may lead to the auction and allocation of your home or that of third-party mortgagers, as applicable, and the possible embargo of the revenue of or other assets owned by both the holders of the loan as well as the guarantors, as applicable, until full repayment of the loan.

## 9. CURRENCY IN WHICH THE LOAN CAN BE CONTRACTED

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It is only possible to contract the loan in EUROS.

You must remember that if you receive your revenue in a currency other than Euros, the possible variations in the exchange rate may affect your payment ability.

#### 10. NATURE AND SCOPE OF THE LOAN GUARANTEE OR GUARANTEES

As per the Spanish Mortgage Market Regulation Act, loans referred to in this law must be secured in all cases by a first-rank real estate mortgage on full ownership of the entire property.

When the construction, renovation or acquisition of a home is financed, the loan may be granted for up to 80 percent of the appraisal value, without prejudice to any exceptions provided for by this law. The repayment term may not exceed thirty years.

The mortgage liability assigned to the property or properties mortgaged is understood without prejudice to the borrower's and guarantor's personal liability, as applicable, meaning that pursuant to current law, they are liable for the payment of the loan with all of their present and future assets until the loan is fully repaid and cancelled for all concepts.

You must remember, therefore, that the obligation guaranteed is not exclusively on the mortgaged assets, as indicated in Section 7 "Warnings".

#### 11. RIGHT TO OBTAIN A BINDING OFFER, TERM AND CONDITIONS.

Once you have provided us with the information required on your financing needs, financial situation (for which we will request at least your last three payroll stubs, your last income tax filing, a Labour History report and bank statements) and your preferences, we will either notify you of the denial of the loan or provide you with the personalised information necessary in response to an application for credit so you can compare the loans available on the market, weigh the implications and make an informed decision on whether or not to sign a contract. We will provide this information in a PERSONALISED INFORMATION SHEET free of cost and well enough in advance, and always before you are bound by any contract.

Once you have indicated a desire to enter into a contract, we will issue you a BINDING OFFER.

The Binding Offer will be signed by a UCI representative and will be valid for a period no less than 14 calendar days as of the date it is issued. This Offer will only be binding for UCI and will always be delivered well enough in advance of the date the loan is to be signed.

Along with the Binding Offer, we will provide you with the Draft Public Deed and you will have the right to examine the public deed at the authorising notary's office well enough in advance of the date of execution and obtain a copy of it at least during the three business days prior to execution thereof. Moreover, you are hereby informed of your right to individually negotiate the clauses of the contract.

#### 12. EARLY TERMINATION

The causes indicated in points 4 and 5 of Section 7 "Warnings" shall be cause for the forced early termination of the loan in favour of UCI and with no rights to any compensation of any kind given the nature thereof.

The borrower has no right to terminate the contract early except in the cases established by law or that may be established by law.

#### 13. BORROWING RATE AND REFERENCE RATES. DELAY INTEREST RATE

1.- Borrowing Rate and Margin. The Borrowing Rate and Margin (in the case of a variable or mixed rate loan) applicable to each case will depend on the market conditions that exist at the time. In any case, you will always be

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informed in writing of any specific conditions applicable to your loan by means of a Personalised Information Sheet and a Binding Offer well enough in advance (as per the deadlines indicated in Section 11) and before you assume any obligation of any kind.

If you choose to contract a Variable or Mixed Rate loan, the applicable rate during the variable interest rate period will be the result of adding the margin agreed in the loan contract to the applicable Official reference Index, which may be:

- THE ONE-YEAR EURIBOR\*
- Or the Average Rate of mortgage loans for the purchase of a home for more than three years offered at Spanish Credit Institutions (IRPH).\*\*

\* and \*\*: see the table of evolution shown in section 5 “Table Showing the Evolution of the different official reference rates”

2.- Delay Interest Rate. If any instalments are due and not paid, they will accrue delay interest at a nominal rate equivalent to two percentage points above the ordinary interest rate agreed yet under no circumstance may exceed three times the Legal Interest Rate of Money, the maximum limit established by the Spanish Mortgage Act.

#### 14. SENSITIVITY TO VARIATIONS IN THE SUM OF THE LOAN

If you contract a variable or mixed interest rate loan, you must remember that any variation up or down of the reference interest rate used will lead to a variation in the sum of your instalments and, therefore, the portion of the instalments used for amortisation and the payment of interest may increase or decrease.

What follows is a study of the sensitivity of variations in the total sum of a loan for 150,000 euros (following the example outlined in Section 6), with a 25 year term, showing the highest and lowest sum of the monthly instalment throughout the expected amortisation period based on the fluctuation shown in the 1-year EURIBOR and IRPH reference rates in the last 25 years:

Reference Interest Rate used: 1-year **Euribor**

Variation observed in the last two years: 0.395 points.

Maximum Value in the Last **Twenty-Five** years: 5.393 ( 01/08/2008 )

Minimum Value in the Last **Twenty-Five** years: -0.057 ( 04/10/2016 )

Sum of the resulting instalment during the variable period, considering a margin of 1.99 calculated with said minimum and maximum rates: **549.42 Euros / 1,036.83 Euros**

Total Sum to be repaid (as per the maximum rate): 373,258.80

Total Sum to be repaid (as per the minimum rate): 197,791.20

Reference Interest Rate used: **IRPH**

Variation observed in the last two years: 1.059 points.

Maximum Value in the Last **Twenty-Five** years: 6.390 ( 31/01/2001 )

Minimum Value in the Last **Twenty-Five** years: 1.890 ( 20/06/2016 )

Sum of the resulting instalment during the variable period, considering a margin of 1.00 calculated with said minimum and maximum rates: **623.54 Euros / 1,037.55 Euros**

Total Sum to be repaid (as per the maximum rate): 373,518.00

Total Sum to be repaid (as per the minimum rate): 224,474.40

#### 15. CLAUSES OR RIDERS THAT MAY ALTER THE INTEREST RATE OR PRICE OF THE LOAN

Our loans DO NOT have any interest rate ceilings or floors.

As indicated in section 7 “Warnings”, you may benefit from one or more interest rate and differential margin (in cases of variable or mixed interest rate loans) rebates if you contract the products mentioned. If this is the case, you must remember that cancelling them before the agreed terms will involve the loss of the rebates obtained and, therefore, there will be a rise in the applicable rate equivalent to the lost rate rebate.

In any case, we will provide you with a PERSONALISED INFORMATION SHEET as described in Section 11 once you have provided us with the information on your financing needs, financial situation and preferences, informing

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you of the exact cost of each one of the products to be contracted, the minimum term thereof and the rebate associated with each one. In addition, we will inform you of the rate and maximum differential margin (with no rebate) and the rate and minimum differential margin (with rebates) as well as the corresponding APR for each one of the two cases. Likewise, we will deliver you a BINDING OFFER also as per the terms described in Section 11.

#### 16. FISCAL INDICATIONS AND PUBLIC AID

The Spanish Personal Income Tax (IRPF) Act eliminated, as of 1 January 2013, the deduction for investments in primary residences and, as a result, the corresponding regional band.

Property Transfer and Legal Document tax, which is applicable to the constitution of a mortgage is a tax which is assigned to the Autonomous Regions which are competent for the regulations governing it. This means the maximum applicable rate varies from one Autonomous region to another as do the reduced rates and situations in which they may apply. Hence, the representative example shown in Section 6 for a mortgage loan of 150,000 euros indicates different maximum sums, as per the Autonomous Region.

Likewise, there are a number of different situations when applying the different reduced rates depending on the number of members of the family, age, loan amount, surface area of the home, revenue, etc. meaning it is not possible at this time to more accurately determine the exact sum. Nonetheless, you may check this information at the website of your Autonomous Region.

Also take into account that Public Aid may be available for certain groups or situations, either on a local, regional or national level. In order to find out more information, you must contact the various public institutions involved directly in order to find out if you may benefit from any type of aid.

#### 17. METHODS OF FILING CLAIMS AND OUT-OF-COURT CONFLICT RESOLUTION SYSTEMS

Customer Service:	
Address	Calle Consuegra 3, 28036
Telephone number	902 020 120
Email	atencionalcliente@uci.com
Consumer Ombudsman:	Lucía Lucero Gallardo (defensordelcliente.financieras@gmail.com)
Address:	Avda. de la Industria, nº 18 28760 Tres Cantos (Madrid)
Telephone number	91.806.00.99
BANK OF SPAIN CLAIMS SERVICE:	
If you have a dispute with the credit institutions customer service department and receive no response, you may file a claim two months after (or, as you wish, formulate a query or complaint) with the Bank of Spain Claims Service (91.338.65.30):	
<ul style="list-style-type: none"> <li>- In writing by sending a letter to the Claims Service at C/Alcalá, 48 - 28014, Madrid.</li> <li>- Electronically via the website <a href="http://www.bde.es">http://www.bde.es</a></li> </ul>	
UCI is not subject to nor endorses any type of arbitration system as a means for out-of-court conflict resolution.	

#### 18. DETERMINATION OF SUMS OWED

As indicated in section 13, delay interest at a nominal rate equivalent to two percentage points above the ordinary interest rate agreed will accrue in the event of due and non-paid instalments. Under no circumstance, however, may the total be three times higher than the legal interest of money.

If UCI forces the early repayment of the entire capital pending payment in the event of a breach, the nominal delay interest rate applicable will be the equivalent of two percentage points above the ordinary interest rate agreed, calculated on the total debt and it will accrue as of the date of said forced early termination until full payment thereof. Under no circumstance may it be higher than three times the Legal Interest Rate of Money.

In cases of a mortgage loan granted for the acquisition of a primary residence secured with a mortgage on it, the delay interest may only accrue on the principal pending payment.

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## 19. HANDWRITTEN NOTE IN RELATION TO THE WARNING OF POSSIBLE RISKS DERIVING FROM THE CONTRACT

Pursuant to Spanish Law 1/2013, of 14 May, on measures to reinforce protection for mortgage debtors, debt restructuring and social housing rental, the public deed must include a handwritten note along with the customer's signature by means of which the borrower declares that he/she has been adequately warned of the possible risks deriving from the contract. This must be done in contracts in any of the following circumstances:

1. Limitations are stipulated on the variability of the interest rate or the rate applicable to floor or ceiling clauses, where the variability limit downwards is lower than the variability limit upwards;
2. Contracts associated with the contracting of an interest rate risk coverage instrument or;
3. That are granted in one or more currencies.

As indicated above, no UCI loan currently has or has had "ceiling or floor" type clauses in the past nor are any loans granted in other currencies.

We do offer the possibility of contracting an Interest Rate Risk Coverage Instrument, at your choice, for 'variable or mixed rate loans'. Therefore, if applicable and if contracted at the same time as the mortgage loan, the provisions of paragraph one will be applicable meaning the Notary will ensure you provide said handwritten note.

In line with the same philosophy of this legal obligation, UCI will also request that you always make a handwritten note before signing before a notary that you and all other intervening parties confirm you have been informed of the possibility of contracting your loan at a fixed, mixed or variable interest rate, if you have been issued all of the pre-contractual information well enough in advance and always within the legal periods and if you have understood it.

## 20. GUIDE TO ACCESSING MORTGAGE LOANS

The Bank of Spain has prepared a Guide so those who apply for mortgage loans may have adequate information in order to make their financing decisions before executing a contract.

Here is a link where you will find said guide on the Internet at the Bank of Spain website:

[http://www.bde.es/f/webbde/Secciones/Publicaciones/Folletos/Fic/Guia\\_hipotecaria\\_2013.pdf](http://www.bde.es/f/webbde/Secciones/Publicaciones/Folletos/Fic/Guia_hipotecaria_2013.pdf)

You may expand upon the basic information in this guide at the Bank of Spain webpages (Bank Customer Portal) ([www.bde.es/clientebanca/home.htm](http://www.bde.es/clientebanca/home.htm))

For your convenience, you may view both the Mortgage Loan Access Guide as well as the Bank of Spain Bank Customer Portal via a link you will find at the UCI website: <https://www.uci.com>

Please remember that in addition to the issuance of this Information Sheet on paper, you may also read it at the UCI website (<https://www.uci.com>).

We ask that you provide proof of the date you received the two copies of this document we have issued to you by signing and dating each and every one of the pages of this document. Once all pages of each copy are dated and signed, one copy will be given to you and one will be kept by UCI.

Signed:

Account Executive  
Unión de Créditos Inmobiliarios, S.A., EFC

Date: \_\_\_ / \_\_\_ / \_\_\_\_

Applicant's full name: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_