

Definitive offer

From NIBC Direct

Dear Mr ... and Ms ...,

Thank you for choosing NIBC Direct! We have received and reviewed all the documents necessary for your mortgage application. Please find enclosed our definitive offer and accompanying annexes.

What is covered in this definitive offer?

- Breakdown of your mortgage
- Security to be provided for your mortgage
- Your loan
- Miscellaneous
- Questions and complaints
- Acceptance of your definitive offer
- Annexes to this definitive offer

Do you accept this definitive offer?

Please sign the statement of acceptance and ask your advisor to return it to us. Please make sure that we receive it by 9 October 2020.

What happens next?

Once you have accepted this definitive offer, you have until 20 January 2021 to sign the mortgage deed at the civil-law notary's office.

Any questions?

Please contact your adviser or go to www.nibcdirect.nl.

Yours sincerely,

Michel Kant

NIBC Direct Hypotheken B.V.

Richard Leijnse

NIBC Direct Hypotheken B.V.

Date of definitive offer

25 September 2020

Valid until

25 September 2020

Loan number

25 September 2020

Definitive offer for

25 September 2020

Your adviser

25 September 2020

Your lender

NIBC Direct
PO Box 380
2501 BH 'S-
GRAVENHAGE

1. Breakdown of your mortgage

Your lender

NIBC Direct Hypotheken B.V. is the lender of your mortgage loan. Where we refer to 'NIBC Direct' in this definitive offer, we mean 'NIBC Direct Hypotheken B.V.'.

Your mortgage with NIBC Direct

Below is a summary of your NIBC Direct Mortgage. NIBC Direct prepared this definitive offer based on the information provided in your application. These items will be discussed in more detail later on in this definitive offer.

Amount you wish to borrow together	EUR	590,000.00
Amount contributed from your own resources	EUR	23,915.00

Total gross monthly mortgage payments for the fixed-rate period in this definitive offer EUR 2,093.31

2. Security to be provided for your mortgage

As security for repayment of your mortgage loan, you will mortgage your home to NIBC Direct. This means that, in extreme cases, we may claim and sell the home if you are unable to meet your obligations. In addition, under the right of pledge we may recover your debt from the insurance company for which you provided the right of pledge, for example.

Below is a summary of all the security:

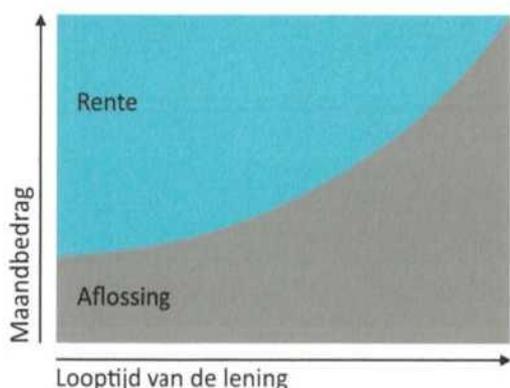
- You will give NIBC Direct a first right of mortgage on the home situated at in AMSTERDAM for an amount of EUR 690,000.00

The market value applied to this home is EUR 590,000.00

3. Your loan

Your mortgage consists of one loan part. Below is a breakdown of your mortgage along with the repayment details.

You will be expected to pay the same instalment every month for this loan part. At first you will mainly pay interest, whereas later on you will pay more and more in repayment. This loan part will have been repaid in full at the end of its term.



Loan part

- Amount of this loan part
- Term for this loan part
- Number of monthly payments
- Maturity date
- Nominal interest rate
- Annual percentage rate of charge
- Fixed-rate period
- Interest review date
- Monthly payment during this fixed rate period (interest + principal)
- National Mortgage Guarantee

Annuity based

EUR 590,000.00
 30 years
 360
 1 December 2050
 1.70 %
 1.95 %
 10 years
 1 November 2030
 EUR 2,093.31
 No

How is the interest rate for this loan part calculated?

The interest rate for this loan part comprises several components, which together form the nominal interest rate.

- Basic rate 1.30%
- Maximum LTV surcharge 0.40 %
- Nominal interest rate 1.70 %

Maximum LTV surcharge

A high loan to value (LTV) ratio - i.e. a high mortgage loan relative to the market value of your collateral - increases our risk. To hedge this risk, you are required to pay a higher interest rate. This is referred to as a maximum LTV surcharge. Our risk decreases if the value of your property goes up or as you make repayments on the loan. This may lower the maximum LTV surcharge for you and, with it, your interest payments. The table below shows the percentage by which your maximum LTV surcharge is reduced if the value of your property drops to or below the market value percentage stated.

LTV ratio	Risk surcharge
• up to 106%	0.40%
• up to 95%	0.20%
• up to 80%	0.10%
• up to 65%	0.10%

The LTV ratio in this mortgage offer is 100% (rounded off). The percentages that apply to you are indicated in bold type.

This loan part has an expected maturity date. If the start date of the loan part changes, the term and monthly instalment will also change.

Check our website

For more information on our interest rates, please check our website: www.nibcdirect.nl.

4. Your mortgage costs

One-off costs

• Cost of home purchase brokerage	EUR	7,080.00
• Cost of mortgage registration	EUR	850.00
• Cost of valuation	EUR	750.00
• Cost of bank guarantee	EUR	590.00
• Cost of brokerage and/or advice for the loan	EUR	1,995.00
Total one-off costs	EUR	11,265.00

Recurring costs

In addition to one-off costs, recurring costs may apply, for example home or term life insurance premiums. These costs are not known to NIBC Direct and are therefore not specified here.

Early repayment of your mortgage

You may always repay your mortgage earlier than agreed. In some cases, however, this is subject to a penalty payment. Please contact your adviser to find out whether early repayment is the right choice for you.

Please note

Taking out your mortgage may involve costs that are not known to us. These costs are therefore not included in this definitive offer.

Summary of your mortgage costs

Below is a summary of the total cost of your NIBC Direct Mortgage. It is not possible to exactly calculate what the total costs will be at the beginning of the mortgage. Our calculations are therefore an estimate; the amounts are subject to change. The amounts may change if the interest rate changes during the term of the mortgage, for example.

In order to nevertheless give an indication of the total costs, the amounts stated have been calculated on the basis of the following guiding principles and assumptions:

- for the calculation of interest costs, it is assumed that the interest rate in this definitive offer will apply for the entire term of the mortgage, for a maximum of 360 months;
- no changes are made during the term of the mortgage, such as additional repayments;
- no account has been taken of any tax aspects and costs paid by you to third parties (such as civil-law notary fees/valuation costs);
- all loan parts in this definitive offer have been added up in order to determine the total cost.

Below we will explain what data we used to calculate the total cost and how we made the calculation.

Interest and repayment of the mortgage

- we assume that the interest rate stated in this definitive offer will remain the same through the mortgage loan maturity date, for a maximum of 360 months;
- we assume that the mortgage will not change through the maturity date. We take only the agreed repayments into account, not any additional amounts you might wish to repay in the interim;

- if you have been given a temporary discount on the interest rate in this definitive offer, we have included this temporary discount in the calculation of the total interest amount.

Other costs

- Any other costs to be paid by you, for example for a National Mortgage Guarantee, have been included in the summary;
- You may also be required to pay one-off costs, for example costs for a bank guarantee, penalty interest or administrative costs for converting the mortgage. These have been included in this summary;
- If an investment account or an insurance policy is attached to this mortgage, the corresponding costs are stated in the insurance company's or the investment institution's proposal;
- The calculation of the total cost of your mortgage does not include: the costs of a valuation report, the costs of a civil-law notary and any other costs you may be required to pay directly, for example to your financial adviser;
- In addition, we have not taken the effect of tax rules into account.

Total cost

To determine the total cost, we added up all parts of the loan.

Loan part: 101

• Total amount of interest to be paid	EUR	163,592.01
• Total amount of the loan part to be repaid	EUR	590,000.00
Total cost	EUR	753,592.01

5. Miscellaneous

Which Terms & Conditions apply to this mortgage?

This mortgage is subject to the NIBC Direct Mortgage Terms & Conditions of October 2018. This definitive offer is based on the information provided by you as requested by us in connection with the assessment of the mortgage application. If you sign this final offer, the Terms & Conditions above will apply to this entire mortgage.

Mortgage interest deduction

Please be aware that your mortgage must meet certain conditions if you wish to continue deducting the interest on your mortgage after changing or refinancing your mortgage loan. Since 1 January 2013, you are required to repay your mortgage according to an at least annuity-based repayment schedule over a maximum period of 360 months. Are you refinancing your mortgage after 1 January 2013? Or are you changing your mortgage after 1 January 2013? Or are you moving to a different home after 1 January 2013? Your mortgage must continue to follow at least the original repayment schedule if you wish to keep the mortgage interest deduction in those cases.

Therefore, make sure to have an expert check the progress of the repayment schedule before changing your mortgage. This will avoid having your loan no longer meet tax requirements and you losing the mortgage interest deduction. Ask your tax adviser or the Tax and Customs Administration for more information.

6. Questions and complaints

At NIBC Direct, we are committed to providing the best service possible. There may of course be times that you are not completely satisfied, or have a complaint. We would be very sorry to hear that. There are several ways to communicate your complaint to us:

- You can contact your adviser, ... The adviser is your first point of contact and looks after your interests.
- Call us: contact NIBC Direct. You can call us on +31 (0)800 - 409 40 94. We will be happy to help.
- Send us a letter: you can send it, along with any copies of documents or information that clarify your complaint, to the following address:

NIBC Direct Hypotheken B.V.
Carnegieplein 4
2517 KJ 's-Gravenhage

We will try to resolve your complaint to the best of our ability. Should you still not be entirely satisfied, you can also contact Kifid:

Klachteninstituut Financiële Dienstverlening (Kifid)
PO Box 93257
2509 AG Den Haag
+31 (0)70 - 333 89 99

7. Acceptance of your final offer

If you accept this final offer, please sign the documents Signing of mortgage offer and SEPA direct debit mandate. Please make sure that we receive them by 9 October 2020.

Amersfoort, 25 September 2020

Michel Kant
NIBC Direct Hypotheken B.V.

Richard Leijnse
NIBC Direct Hypotheken B.

8. Signing the statement of acceptance

The statement below sets out our mutual agreements, which you accept by signing this final offer. Please read the statement carefully, fill in the missing details, and sign below. The signatures of all applicants are required. The statement entails the same for all of you.

The following applicants make a statement below:

- We accept the mortgage offered in this final offer and the accompanying ESIS under the conditions stipulated.
 - The NIBC Direct Mortgage Terms & Conditions of October 2018 are part of this final offer. We have received and reviewed them. We accept the mortgage as set out in this final offer and the corresponding terms and conditions as set out in the NIBC Direct Mortgage Terms & Conditions of October 2018 and other documents.
 - We would like the civil-law notaries' firm to prepare and execute the mortgage deed granting a first right of mortgage in the amount of EUR 690,000.00.
 - We declare that we will use the home to live in ourselves.
- We declare that we consent to our citizen service numbers being requested and used to exchange information with the Tax and Customs Administration.

Citizen service number

Citizen service number

- We declare that we have completed the information truthfully.

City/town:

Date:

Annexes to your final offer

- SEPA direct debit mandate
 - European Standardised Information Sheet (ESIS)
 - Terms & Conditions
 - Privacy statement
- You received this document from us previously as an annex to the interest rate offer. The current version is always available at www.nibcdirect.nl/privacy.

SEPA direct debit mandate

Our details

Name: Stichting Ontvangsten Hypotheekgelden
Address: Carnegieplein 4, 2517 KJ 'S-GRAVENHAGE
Collector ID: NL77ZZZ342933670000

Your details

Loan number:
Registered in the name of:
Address:

By signing this form, you authorise:

- Stichting Ontvangsten Hypotheekgelden to send, on behalf of NIBC Direct Hypotheken B.V., recurring direct debit orders to your bank to debit your account for the amounts payable for your loan (including interest, principal repayments and other costs); and
- your bank to debit your account for the amounts payable for your loan (including interest, principal repayments and other costs) on a recurring basis in accordance with the order from Stichting Ontvangsten Hypotheekgelden.

If you dispute any debit, you can have the amount of the debit refunded by contacting your bank within 8 weeks of the transaction. Ask your bank about the conditions.

Signature(s)

Additional information

NIBC Direct will send you confirmation of the monthly payment amounts to be debited at least six days before the first debit withdrawal from your account.

NIBC Direct Hypotheken B.V. may take over this mandate from Stichting Ontvangsten Hypotheekgelden or transfer it to another party to be designated by NIBC Direct.

The mandate will not be used before we have concluded the mortgage loan agreement with you.

European Standardised Information Sheet (ESIS)

This document was drafted for Mr ... and Ms ... on 25 September 2020.

This document was drafted on the basis of the information that you have thus far provided, and on current financial market conditions.

The information below will remain valid through 9 October 2020, apart from the interest rate and other costs. After that date, it may change in line with market conditions.

This ESIS does not constitute an obligation for NIBC Direct Hypotheken B.V. to grant you a loan.

1. Lender

Name NIBC Direct Hypotheken B.V.
Telephone number +31 (0)800-4094094
Address Carnegieplein 4
2517 KJ 'S-GRAVENHAGE

2. Credit intermediary

Name
Telephone number Address
E-mail address
Fax number

You use the services of a credit intermediary for advisory and brokerage services in relation to the mortgage. NIBC Direct Hypotheken B.V. does not provide these services. You will need to pay a fee for the advice and brokerage services. The amount of this fee will be agreed between you and your credit intermediary. NIBC Direct Hypotheken B.V. does not pay fees of any kind to your credit intermediary.

3. Main features of the loan

Amount and currency of the loan to be granted	EUR 590,000.00
Duration of the loan	360 months
Type of loan	Mortgage loan
Total amount to be repaid	EUR 753,592.01

This means that you will pay back EUR 1.28 for every euro borrowed.

This amount is provided for comparative purposes only, and it can vary over time.

Assumed value of the property for purposes of preparing this information sheet EUR 590,000.00
Maximum amount of credit available relative to the value of the property 100.00 %

Example: maximum amount of credit for the property EUR 590,000.00

Security	right of mortgage
Loan part number	
Amount and currency of the loan to be granted	EUR 590,000.00
Duration of the loan	360 months
Type of loan	Annuity based
Fixed-rate period	120 months
Total amount to be repaid	EUR 753,592.01

For purposes of calculating the interest costs on the total amount to be repaid, it is assumed that the interest rate will apply for the entire duration of the loan.

These rates are published at www.nibcdirect.nl.

4. Interest rate and other costs

The annual percentage rate of charge (APRC) is the total cost of the loan expressed as an annual percentage. The APRC is provided to better enable you to compare various information sheets.

Loan part number

The APRC applicable to your loan is 1.95 %

It comprises:

- Interest rate 1.70 %
- Prorated costs to be paid at loan level on a one-off or recurring basis

This APRC is calculated based on assumptions regarding the interest rate for the entire duration of the loan.

Loan

Costs to be paid on a one-off basis

Cost component	Amount	Payee
Cost of home purchase brokerage	EUR	estate agent
Cost of mortgage registration	EUR	civil-law notary
Cost of valuation	EUR	valuer
Cost of bank guarantee	EUR	financier
Cost of brokerage and/or advice for the loan	EUR	credit intermediary

Costs to be paid on a regular basis

Cost component	Amount	Payee
Cost of home insurance	EUR	insurer

The conditions and due dates of payment will be agreed between you and the payee.

The following costs are not known to the lender and are therefore not included in the APRC:

- Cost of term life insurance
- Cost of structural survey

You will need to pay a fee to register the mortgage. Please make sure that you are aware of all other taxes and costs associated with your loan.

5. Frequency and number of payments

Loan part number

Repayment frequency monthly

Number of payments 360

6. Amount of each instalment

EUR 2,093.31

Your income could change. Please consider whether you will still be able to afford your monthly repayment instalments with a lower income.

7. Additional obligations

The borrower must comply with the following obligations in order to benefit from the lending conditions described in this document.

In order to obtain the loan described in this form, you must:

- take out buildings insurance (home insurance) that covers at least the reinstatement value of your property in the event of fire or storm damage.

For more information on this and other obligations, please refer to our Terms & Conditions.

Please note that the lending conditions described in this ESIS (including the interest rate) may change if these obligations are not complied with.

Please note the possible consequences of terminating at a later stage any of the ancillary services relating to the loan. Any failure to comply with these obligations during the term of the loan may be cause for the lender to call in the loan.

8. Early repayment

You have the option to repay this loan early, either in full or in part.

This is subject to the following conditions.

You may repay the loan early at any time. You will owe a penalty if, on the early repayment date, our interest rate for a similar loan is lower than the interest you are paying at that time. This penalty compensates us for lost interest. In some cases you will not owe a penalty, irrespective of the interest rate.

For a detailed explanation, please refer to the documents mentioned in the final offer in the text block 'Terms & Conditions'.

Amount used as a basis to calculate the exit charge

1. The starting point is the amount you wish to repay.
2. We will reduce this amount by the percentage of the loan that you are allowed to repay each year without charge, taking into account any additional repayments made earlier in the current year.
3. This yields the amount used as a basis to calculate the exit charge.

Calculation of the exit charge to be paid:

4. We then calculate what you would otherwise have paid through:

- the end of the fixed-rate period or
- the end of the term of your loan, if that period is shorter than the remaining fixed-rate period.

We calculate this using the interest rate that then applies to your loan.

5. We make the same calculation with the current interest rate that then applies to a similar mortgage under the same terms and conditions as your present loan. This is referred to as the comparison rate.
6. The difference between these two amounts is the amount we will no longer receive as a result of the additional repayment.
7. You will pay back the difference to us in one lump sum, rather than over the remaining months of your fixed-rate period or loan term. We therefore adjust the exit charge downwards, applying a standard method. This is the ultimate amount in exit charges that you will be paying.

Examples

Example 1: Interest-only loan (or loan part) with a lower comparison rate

Step 1	You want to make an extra payment			EUR	25,000.00
Step 2	Amount you can repay each year without incurring an exit charge	EUR	5,500.00		
	Exempt amount repaid in 2020				
	Exempt amount remaining in 2020	EUR	5,000.00	EUR	- 500.00
Step 3	The exit charge is calculated on the basis of:			EUR	24,500.00
Step 4	Total monthly payments based on the 5.2% interest rate you would be required to pay us through the end of your fixed-rate period of 56 months and 10 days			EUR	5,980.00
Step 5	Total monthly payments based on the 3.7% comparison rate you would be paying us through the end of your fixed-rate period of 56 months and 10 days			EUR	4,255.00
Step 6	The difference that we will not receive because the current interest rate you will be paying is lower than the interest rate you currently			EUR	1,725.00
Step 7	Exit charge due			EUR	1,650.00

Example 2: Interest-only loan (or loan part) with a higher comparison rate

Step 1	You want to make an extra payment			EUR	25,000.00
Step 2	Amount you can repay each year without incurring an exit charge	EUR	5,500.00		
	Exempt amount repaid in 2020				
	Exempt amount remaining in 2020	EUR	5,000.00	EUR	- 500.00
Step 3	The exit charge is calculated on the basis of:			EUR	24,500.00
Step 4	Total monthly payments based on the 5.2% interest rate you would be required to pay us through the end of your fixed-rate period of 56 months and 10 days			EUR	5,980.00
Step 5	Total monthly payments based on the 5.7% comparison rate you would be paying us through the end of your fixed-rate period of 56 months and 10 days			EUR	7,656.00
Step 6	The difference that we will not receive because the current interest rate you will be paying is lower than the interest rate you currently			EUR	0.00
Step 7	Exit charge due			EUR	0.00

Example 3: Interest-only loan (or loan part) with an equal comparison rate

Step 1	You want to make an extra payment			EUR	25,000.00
Step 2	Amount you can repay each year without incurring an exit charge	EUR	5,500.00		
	Exempt amount repaid in 2020				
	Exempt amount remaining in 2020	EUR	5,000.00	EUR	- 500.00
Step 3	The exit charge is calculated on the basis of:			EUR	24,500.00
Step 4	Total monthly payments based on the 5.2% interest rate you would be required to pay us through the end of your fixed-rate period of 56 months and 10 days			EUR	5,980.00
Step 5	Total monthly payments based on the 5.2% comparison rate you would be paying us through the end of your fixed-rate period of 56 months and 10 days			EUR	5,980.00
Step 6	The difference that we will not receive because the current interest rate you will be paying is lower than the interest rate you currently pay.			EUR	0.00
Step 7	Exit charge due			EUR	0.00

Should you decide to repay this loan early, please contact us to ascertain the exact level of the exit charge at that moment.

9. Flexible features

You have the option to transfer this loan to another lender or property.

Please refer to the Terms & Conditions for more information on transferability.

10. Other rights of the borrower

You have 14 days from 25 September 2020 to reflect before committing yourself to taking out this loan.

11. Complaints

If you have a complaint please contact:

If you are not satisfied with how the lender handles your complaint please write to:

NIBC Direct Hypotheken B.V.
Carnegieplein 4
2517 KJ 's-Gravenhage +31 (0)800 - 409 40 94

If we do not resolve the complaint to your satisfaction internally, you can also contact:

Klachteninstituut Financiële Dienstverlening (Kifid)
PO Box 93257, 2509 AG Den Haag

12. Non-compliance with the commitments linked to the loan: consequences for the borrower

Any failure on your part to make interest, principal and/or insurance premium payments on time or to meet the additional obligations set out in the 'Additional obligations' section and the obligations arising from the general terms and conditions applicable to the loan may have the following consequences for you:

- you will owe interest for late payment, and
- you must repay the loan immediately and in full, including interest in arrears and interest for late payments.

If you fail to do so, the lender may decide to initiate a forced sale of your property. This carries the risk that the proceeds of that forced sale will be insufficient to repay the total amount owed to the lender, leaving you with a residual debt.

Should you encounter or expect difficulties in making your monthly mortgage payments, please contact us immediately to explore possible solutions.

As a last resort, your home may be sold if you do not keep up with your mortgage payments and we have called in the loan. We may also sell your home at a public auction.

13. Supervisor

This lender is supervised by:

- De Nederlandsche Bank (DNB), information for consumers; www.info.dnb.nl

- Authority for the Financial Markets (AFM), for consumers; www.afm.nl/consumenten

This credit intermediary is supervised by:

- Authority for the Financial Markets (AFM), for consumers; www.afm.nl/consumenten

Definitions of terms in the final offer and ESIS

Definitive offer term	ESIS term	Definition
Nominal interest rate	Interest rate	The nominal interest rate is the annual interest rate payable by you without taking account of the additional costs and times of payment.
Lender	Lender	The party that provides the loan.
Loan	Loan	A loan of money. In this case your mortgage loan.
Economic term	Mortgage term	Total term of your loan based on the loan part with the longest term.
Acceptance	Reflection period	<p>If you wish to benefit from the final offer, you must accept the final offer before the date stated in the final offer. This is referred to as the reflection period.</p> <p>In your case, you must accept this final offer by 9 October 2020.</p>
Financial adviser	Credit intermediary	This is the person/company through whom/which you requested your final offer.
Market value	Property value	This is the value of the home if it can be sold on the free market. In this case, we refer to the home as collateral.
ESIS		<u>European Standardised Information Sheet</u> . This document revises the content and format of the current final offer and is meant to ensure that all relevant information is provided in a clear and understandable format. A uniform ESIS enables you, the consumer, to compare credit products from different providers at home and abroad.
Annual percentage rate of charge (APRC)		The annual percentage rate of charge (APRC) is the total cost of the mortgage loan, expressed as an annual percentage of the total amount of credit. You can use the APRC to compare different credit offers. The total cost of the loan includes all costs (known to us) associated with the loan. For example: costs of home insurance and/or term life insurance, valuation costs, the costs of a structural survey, NHG suretyship commission.
<p>Sample repayment table</p> <p>How much will you need to pay for the loan?</p>		<p>Table supplied with mortgage advice showing what repayments will need to be made during the mortgage term. It also shows the accumulation of the final capital during the term. This table is provided in the event that:</p> <ol style="list-style-type: none"> (1) the loan is a revolving mortgage (2) the interest is added to the loan in full/in part (3) the fixed-rate period is equal to the term of the loan part <p>Please request this calculation from your financial adviser if you did not receive it.</p>
Validity		<p>After acceptance, the information contained in this final offer will remain valid until the date stated in the final offer. This means that you can take out your mortgage before this date on the basis of this final offer.</p> <p>In your case, this final offer is valid until: 20 January 2021</p>
Validity		After acceptance, the information contained in this final offer remains valid until the date stated in the final offer. This means that you can take out your mortgage before this date on the basis of this final offer.