

Foreign Currency Rates	5 years	10 years	15 years	20 years
<b>EURO</b> (PUBLISHED RATE IS 0,65%)	6,96% (0,58%)	6,96% (0,58%)	6,96% (0,58%)	6,96% (0,58%)
<b>DOLLAR</b> (PUBLISHED RATE IS 0,70%)	7,44%(0,62%)	7,44% (0,62%)	7,80% (0,65%)	7,80% (0,65%)
<b>GBP</b>	7,80% (0,65%)	7,80% (0,65%)	7,80% (0,65%)	7,80% (0,65%)

**Conditions:**

- Rates are valid for foreign customers buying a second house in Turkey from 28<sup>th</sup> June 2007 until further notice;
- Rates are valid 4 months after issuing the pre-termsheet AND after signing the pre-termsheet within 2 weeks after issuance and after paying the commission to DenizBank within 3 weeks;
- Extension of the contract is possible. Extension of the valid date of the rates is not possible.

### Supporting documentation for your mortgage application

	Employed	Self employed	Retired
Official tax statement of the most recent year in the home country (for example P60)	√	√	√
Copy of the Tapu of the object that will be bought ("Kat mulkiyet tapusu" or "Kat irtifak tapusu + yapı kullanim izin belgesi")	√	√	√
Copies of passports made and signed by the branch or notary	√	√	√
Income statement of employers signed by the employer	√		√
Official document/declaration from a public notary/cadastre that the person who signed the income statement is allowed to sign	√		√
Bank statements declaring the income (not older than 3 months)	√		√
Annual report of the holding company for the last two years together with a copy from the shareholder register		√	
Documents proving monthly financial obligations (rent, house loan installments, alimantation)	√	√	√
Overview of private assets proven by official statements	√	√	√
Overview of private debts proven by official statements	√	√	√
Signed application form	√	√	√

\* Official translation of all documents into Turkish is required (the branch is happy to assist on this).

## How to get a Mortgage from DenizBank?

1. Please bring all the required documents to the nearest branch of your new house. Our friendly branch staff will inform you about all the conditions and benefits of the loan and answer your questions on the spot;
2. After your approval we will complete the application form and start the application procedure;
3. The bank will send an appraiser to your house to be and appraise your property;
4. Maximum 5 working days later the branch will inform you about the offering that we can do to you;
5. You will be handed out the pre term sheet that you can use as our written promise to you;
6. After presenting the pre term sheet to you, you are asked to sign the pre term sheet and pay the commitment fee;
7. After signing a period of maximum four months starts to arrange:
  - DASK: (nature disaster insurance);
  - House insurance: İskan Ruhsati (house permission);
  - Approval of the ministry of Defense (Savunma Bakanlığı);
  - Tax number and opening a demand deposit account.
10. After collection of all the documents mentioned above the bank will give its final approval and will make an appointment to pay out the loan and put the mortgage on the title deed at the Tapu office.

### Off plan mortgages

DenizBank makes deals with project developers to finance uncompleted houses in a project. Sometimes DenizBank gives loans before completion of the house or gives you upfront the commitment that DenizBank will pay out a loan after completion. Go to your nearest branch to ask for our current joint promotion with developers and ask for the special conditions.

### The features of the loan:

Issue	Feature
Loan to value	Maximum 65% of the appraisal value (not always equal to the sales price)
Debt to income	Maximum net salary to spend to total loans installments: 50%
Valuation of income	Only salary income transferred to a bank account, average profit of the last 2 years, pension income
Maximum amount	No maximum
Minimum amount	€ 30.000 euro
Nationalities	All countries that have a reciprocal agreement with Turkey
Maturity	5,10,15 and 20 years
Loan in YTL	Yes
Loan in euro	Yes
Loan in Dollars	Yes
Loan in British pound	Yes
Interest types	Fixed
Early repayment	Possible (2% penalty fee)
Property valuation	Done by DenizBank or appointed appraisal by Denizbank, pre-valuation paid by DenizBank
Age of application	25 -70 years
Maximum age at end of maturity	70 years
DASK: nature disaster insurance, House insurance	To arrange via DenizBank
Life insurance	No obligation
Off plan mortgage	Yes, with full bank guarantee from constructor for the total loan amount
Monthly installment payments	Automatic payment from a DenizBank account
Validity of the pre offer	4 months
Extension of validity of the pre offer (except interest rate)	Until 18 months (1% extra commission required)