

LAFISE Bank Trust Loan for Home, Coast Zones, for USA and Canadian Citizens

First Home	Foreign Non Residents, Residents and Costa Ricans
Loan to Value	Up to 70%*
Terms	Up to 20 Years

Second Home, for Rent, Investment, Equity Loan	Foreign Non Residents and Residents	Costa Ricans
Loan to Value	Up to 65%*	Up to 70%*
Terms	Up to 20 Years	

Interest Rate: Interbank Reference Rate = Tri Rate **			
Adjustable Rate	First Home	Second home, for rent	Equity Loan or Investment Loan
	TRI (12 Months \$) + 4%	TRI (12 Months \$) + 4.5%	TRI (12 Months \$) + 4.5%

*: Depends on value of the property and DTI analysis of the customer. Same will be established by the Banks Credit Comitee.

**TRI Rate: It's the weighted average of the certificate of deposits (CD) in Costa Rica. CD is a savings product that earns interest on a lump sum for a fixed period of time (3 Months, 6 months and 12 months). We used Tri Rate with the reference of the CD for 12 months (Tri Rate 12 months). Tri rate it's adjustable/variable monthly. To see the fluctuations of Tri Rate, can click in this link: <https://www.camaradebancos.fi.cr/dolares/>.

General Required Documents:

1. Know Your Customer (KYC) form and (CIC) Sugef form.
2. Copy of Passport and Driver License.
3. Complete Income tax (Tax Returns) of the last 3 years.
4. Value of the House or Condo.
5. Complete Credit Report, with current debts, monthly payments of each one.
6. Credit Score.
 - For USA and Canadian Citizens: Experian, Transunion, Equifax (At least 2).

Specific Required Documents:

- A. Self-employed person: 6 months of personal bank statements and 12 months corporate bank statements.
- B. Salary employed person: Last 2 months of pay stubs and 3 months of personal bank statements.
- C. Retired person: Letter of pension/Security Benefits, and 3 months of personal bank statements.

Pre-Payment Penalty (PPP): 3% on balance due before 5 years. After 5 years without PPP.

Bank Commission: 1.5% of financial loan.

Life insurance is required:

- The Bank can provide it by our insurance company or another insurance company in Costa Rica.
- If the clients have a life insurance in their country, we require the duplicate with the particular conditions to see if it is possible to endorse that insurance to Lafise as beneficiary for the amount of the loan.

Please let us know if you have any doubts,

Consumer Banking Management
LAFISE BANK COSTA RICA