

ASP account special terms and conditions - Home saving agreement

1. Home saving agreement

A home saving agreement is an agreement between an ASP depositor and the bank in which the ASP depositor undertakes to make deposits to an ASP account in order to buy a first own home and the bank and the ASP depositor agree on the preconditions for a bridging loan.

A home means at least half of the shares or interest conferring possession of an apartment or at least half of a one-family house. A home does not refer to a right-of-occupancy dwelling. The home must be located in Finland.

2. ASP depositor

An ASP depositor must be a person who, before making the first deposit, has reached the age of 15 but not 45, fulfils the criteria laid down in the Finnish Act on Bonus for Home Savers and has entered into this home saving agreement with the bank.

Married spouses and registered partners can become ASP depositors together even if one of them has reached the age of 45. The same applies to persons in a relationship if they have, or have had, a child together or if they have previously been married or in a registered partnership.

If the ASP depositor is aged 15–17, the ASP depositor concludes the home savings agreement with the bank together with ASP depositor's guardian. The deposits made by an ASP depositor aged 15–17 must consist of funds earned with ASP depositor's own work. In addition, an ASP depositor aged 15–17 agrees to deliver to the bank a statement specifying the source of the funds deposited to the ASP account at least once a year.

A person who has previously owned a home in Finland or abroad cannot become an ASP depositor. The acquisition of ownership of a specified share of a home without consideration is not regarded as owning a home.

3. ASP Account

The home saver's bonus interest account, ie the ASP account, is an account to which the ASP depositor undertakes to make deposits in order to buy a first own home. The Act on Bonus for Home Savers, the Decree on Bonus for Home Savers and the home saving agreement and its terms and conditions are applied to the ASP account.

An ASP account can also be opened for two ASP depositors.

4. Deposit instalments

An ASP depositor must deposit an amount between 150 and 4 500 euros to the ASP account in at least eight (8) calendar quarters. The minimum and maximum amount of the deposit is laid down in the Decree on Bonus for Home Savers. The deposits do not have to be made in consecutive calendar quarters. The amount deposited in each calendar quarter may consist of one or more deposits. In order for the deposit to be acceptable, the total amount of the deposits made in the calendar quarter must be a minimum of 150 euros. A maximum of 4 500 euros may be deposited to the ASP account during a calendar quarter.

5. Deposit interest

The deposit interest of an ASP account is laid down in the Decree on Bonus for Home Savers.

At the time of signing the home saving agreement, the annual deposit interest is 1%.

6. Additional interest

In addition to the deposit interest, additional interest is paid for the year the first deposit was made and at maximum for the next five calendar years after that. The additional interest is 4%.

7. Calculation method and payment of deposit interest and additional interest

The deposit interest is calculated as of the value date of the deposit until the withdrawal date, excluding the withdrawal date, or as of any legally allowed date. The deposit interest is calculated for each calendar month on the closing balance of the day according to actual calendar days using 365/366 as the divisor.

The deposit interest is paid to the account annually at the end of the calendar year. If the last banking day of the year is not the last day of the calendar year and the closing balance changes due to account transactions or interest entries during the period between the last banking day of the year and the last day of the calendar year, the bank performs a new interest calculation for the calendar year in question and credits or debits the interest difference in connection with the payment of possible interest accrued for the following calendar year unless the depositor and the bank agree on otherwise.

The additional interest is calculated from the depositing date of each deposit instalment until the first withdrawal without it being added to the principal. An ASP depositor aged 15–17 may agree with the bank that the payment period of the additional interest will begin when the ASP depositor turns 18.

The additional interest will be paid once the ASP depositor has fulfilled the terms and conditions of the home saving agreement, an agreement on a bridging loan has been concluded with the bank and the deed of sale on the home has been signed, or once the building inspection authority has performed the final inspection of the home built or commissioned by the depositor.

As laid down in the Act on Bonus for Home Savers, the deposit interest and the additional interest paid on the ASP account's deposit are not taxable income and withholding tax is not levied on them.

8. Joining a home saving agreement and assignment to another bank

A new person meeting the requirements set for an ASP depositor may join a home saving agreement before the last deposit has been made. After joining the agreement, at least one acceptable joint deposit must be made to the ASP account in the calendar quarter before the funds in the ASP account can be used to purchase a home in accordance with the home saving agreement.

A home saving agreement can be assigned to another bank during the deposit period. In such case, the recipient bank will also assume the liability for the additional interest accrued up to the date of assignment.

The ASP depositor may not assign the home saving agreement to another person.

9. Bridging loan

A bridging loan consists of an interest-subsidised loan and, if necessary, an additional loan. An additional loan is needed if the loan amount required for purchasing the home exceeds the amount of the interest-subsidised loan granted. The maximum amount for the interest-subsidised loan is based on the municipality in which the purchased home is located is confirmed by the Finnish Government.

The maximum loan period for an interest-subsidised loan is 25 years. The interest on the interest-subsidised loan is lower than on corresponding housing loans granted by the bank for a first own home.

The amount of the bridging loan is ninety per cent (90%) of the purchase price of the home at maximum. The savings of the ASP depositor, the deposit interest and the additional interest must account for ten per cent (10%) of the purchase price of the home. Part of the ten per cent (10%) savings may also be held in another account than the ASP account.

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A condition for the granting of a bridging loan is that the bank is provided with security it has accepted for the repayment of the loan. The home to be purchased and, if necessary, a state guarantee constitute the minimum security required for the bridging loan. In addition, another condition for granting the loan is that the ASP depositor's repayment ability is sufficient considering the ASP depositor's financial situation.

The bank has the right to refuse to grant a bridging loan if the ASP depositor's credit information contains a material registered default.

The bridging loan may be drawn down once it has been agreed on with the bank and the terms and conditions of the home saving agreement have otherwise been fulfilled. Before drawing down the loan, the ASP depositor and the bank will agree separately on the other terms and conditions of the interest-subsidised loan and any additional loan.

During the period when interest subsidies are paid, the bank has the right to accelerate the loan partially or fully for immediate repayment if the payment of interest subsidies is ceased in part or in full.

10. Bridge financing

A home trade can be made or construction may be started after acceptable deposits have been made at least in four calendar quarters if the purchase price of the home or the construction of the home is financed with bridge financing agreed on with the bank. When agreeing on bridge financing, the ASP depositor and the bank must also agree on the final bridging loan and a possible state guarantee.

The ASP depositor cannot obtain bridge financing if the terms and conditions of the home saving agreement are met.

11. Construction of a home

If an ASP depositor begins the construction of a first own home, the depositor must contact the bank and agree on the loan. Before the first drawdown from the ASP account, the ASP depositor must prove the starting date of the construction to the bank in writing. When the first drawdown from the ASP account has been made, the calculation of the additional interest will cease automatically. The additional interest accrued before the drawdown is paid after the construction has been approved in a final inspection and the ASP account has been closed.

12. Withdrawing funds from an ASP account

The funds in the ASP account can be withdrawn when the terms and conditions of the home saving agreement have been fulfilled and after the deed of

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sale for the purchase of the home has been concluded or the construction has been started.

13. Termination and cancellation of a home saving agreement

The ASP depositor has the right to terminate the home saving agreement at any time. In such a case, the funds in the ASP account must be withdrawn. If the home saving agreement is terminated, the deposit interest paid on the ASP account is subject to withdrawal tax and no additional interest will be paid.

The home saving agreement will be cancelled and the ASP depositor is not entitled to the loan or the additional interest laid down in the agreement if

- 1) the ASP depositor acquires a home against consideration during the saving period before the approved deposits have been made to the ASP account in eight calendar quarters in accordance with the home saving agreement; or
- 2) the ASP depositor withdraws funds deposited in or interest credited to the ASP account before the ASP depositor has fulfilled the terms and conditions of the home saving agreement and the deed of sale for the purchase of the home has been concluded or the construction has been started.

However, the aforementioned do not apply if the ASP depositor has agreed on bridge financing with the bank.

14. Processing of personal data

As a data controller the bank processes personal data to deliver the products and services that are agreed between the parties and for other purposes, such as to comply with laws and other regulations. For detailed information on the bank's processing of personal data, please review Nordea's privacy policy, which is available on the bank's website or by contacting the bank. The privacy policy contains information about the rights in connection with the processing of personal data, such as the access to information, rectification, data portability, etc.

15. Applicable terms and conditions and undertaking

In addition to these ASP account special terms and conditions, the ASP account general terms and conditions and the general terms and conditions for payment transmission valid at any given time shall be applied to this home saving agreement.

Should the general terms and conditions for payment transmission deviate from the account agreement terms and conditions, the terms and conditions of the

account agreement shall prevail. If the ASP account special terms and conditions deviate from the ASP account general terms and conditions, the ASP account special terms and conditions shall prevail.

I have received all the terms and conditions applicable to this home saving agreement, accept them and undertake to comply with them. I also declare that I do not own, and have never owned, a home as referred to in the Act on Bonus for Home Savers and that the bank has explained to me the material terms and conditions of the home saving agreement.