

OBVION'S BINDING OFFER

FOR MR H. DEEMS
AND MS M. JANSSEN

Let op: dit document bevat een vertaling van een voorbeeld van een Bindend Aanbod van de Obvion Woon Hypotheek. Dit voorbeeld dateert van 10 februari 2020. De vertaling is bedoeld als hulpmiddel voor u als adviseur. Het is niet toegestaan dat u deze vertaling aan de klant verstrekt. Ook al is dit voorbeeld van het Bindend Aanbod met de uiterste zorg vertaald, bevatten deze mogelijk inconsistenties in relatie tot de Nederlandse versie. Enkel aan de Nederlandse versie kunnen, indien dat van toepassing is verklaard, rechten worden ontleend.

This is a translation of the original Dutch text. This translation is furnished for the Advisers convenience only. This translation is not suitable for consumers and is not legally binding. The original Dutch text will be binding and shall prevail in case of any variance between the Dutch text and the English translation.

Binding offer for

Mr H. Deems
Ms M. Janssen
Podium 23
9040 GHENT

Your adviser

Obvion Test Office
Groenewege
Podium 1117
3826 PA AMERSFOORT
xxxxxx@stater.nl

Your lender

Obvion
Podium 16
3826 PA AMERSFOORT

Date of the binding offer

10 February 2020

Loan number

620.110

Valid until

12 May 2020

Dear Mr Deems and Ms Janssen,

You requested a binding offer for an Obvion Woon Hypotheek mortgage loan. We have assessed the required information. In addition, we have positively assessed your credit standing. With this letter, we have included our binding offer and the appendices. This binding offer sets out the interest rates which have been established as indicated in the rules in the sample offer.

What does this binding offer comprise?

This binding offer incorporates the following elements:

- The structure of your mortgage
- Securities for your mortgage
- Your loan portions in detail
- Costs associated with your mortgage
- Other matters
- Do you have a complaint?
- Validity of your binding offer
- Signature of the binding offer
- Appendices to your binding offer

If you accept this binding offer

If you accept this binding offer, sign it and return it to us with any possible documents. All applicants must sign it. The reflection period for signing the binding offer runs until 24 February 2020.

What happens next?

If you have accepted this binding offer, you have until 12 May 2020 to have your civil-law notary establish the mortgage deed. No changes may be made in your application until that time. Changes will only be possible again once the mortgage deed has been executed by the civil-law notary. If you need more time to arrange your mortgage deed, you can extend this binding offer one time only by a period of maximum 9 months.

Terms

A number of terms in this binding offer may require additional clarification. Obvion has therefore provided explanations in a list of terms. The list of terms can be found on obvion.nl/begrippenlijst.

Any questions?

If so, please contact your adviser at Obvion Test Office Groenewege. You can contact your adviser by telephone on +31 (0)122 6111 212. Alternatively, you can send an email to xxxxxx@stater.nl.

Kind regards,

Obvion N.V.

Bianca Zomerhuis
CEO

1. The structure of your mortgage

Your lender

Obvion N.V. is the mortgage lender. Obvion N.V. has its registered office in Eindhoven and its principal place of business in Heerlen. In this binding offer, 'Obvion' refers to 'Obvion N.V.'

Your details

Mr H. Deems
Podium 23
9040 GENT

Ms M. Janssen
Podium 23
9040 GENT

Your Obvion woon hypotheek mortgage loan

Below is a summary of your Obvion Woon Hypotheek mortgage loan. Obvion has based this binding offer on the information in your application. These subjects are covered in greater detail elsewhere in this offer.

• The amount that you wish to borrow together	EUR 310,000.00
• The amount that you wish to deposit yourself	EUR 50,000.00
• For this loan, the National Mortgage Guarantee (NHG) applies up to an amount of	EUR 50,000.00
• You plan to renovate your home	EUR 30,000.00
• The amount reserved for your renovation in the construction account	
The total gross monthly charge for the fixed interest period in this binding offer	EUR 1,221.19

Your construction account

Obvion will open a construction account for you. We will deposit the amount needed for the renovation of your home in this construction account. Once we have received the invoices for your building work, we will pay the amount from the construction account. These invoices must tally with the renovation specification from the valuation report. The progress of the works may be subject to inspection. Your construction account has a maximum duration of 2 years.

2. Securities for your mortgage

What rights do you give to Obvion?

You give Obvion the mortgage right to your home as security for the repayment of your loan.

The securities provided are shown below.

You give Obvion the first mortgage right to the residence at Podium 23, 3826 PA AMERSFOORT in the amount of	EUR 310,000.00
The market value of this home is taken to be	EUR 310,000.00

- You pledge the rights under the term life insurance policy with Nationale Nederlanden under policy no. 896313 in the sum of EUR 50,000.00
- You pledge the rights in the construction account in the sum of EUR 30,000.00

National Mortgage Guarantee

You have concluded a mortgage loan with a National Mortgage Guarantee. A guarantee under this programme reduces your financial risks. If the proceeds from the forced or voluntary sale of your home are insufficient to repay your mortgage, the foundation behind the government-backed mortgage guarantee (Stichting Waarborgfonds Eigen Woningen) will pay the outstanding debt to Obvion, provided that the conditions are met. This guarantee prevents a situation in which you are left with a debt, while Obvion can be sure that it will be repaid a large portion of the loan. For more information on the National Mortgage Guarantee as well as the Conditions and Standards, please see the NHG website (nhg.nl).

3. Your loan portions in detail

To assess your application, we look at the tax-related information which we receive from your adviser. Your adviser is responsible for taking stock of your tax position. We do not check this information any further.

Your loan consists of multiple loan portions. Below, we show the various portions of your loan, how you will repay the loan and what tax-related information we have received.

LOAN PORTION 620.110.101

You pay the same amount each month for this portion of the loan. At the outset, your payment will primarily involve interest, but you will repay more of the capital as time goes on. You will have repaid this loan portion in full on the maturity date.

Annuity mortgage

- | | |
|--|---------------|
| • Amount of this loan portion | EUR 50,000.00 |
| • Duration of this loan portion | 30 years |
| • Number of monthly payments | 360 |
| • End date | 1 April 2050 |
| • Nominal interest rate | 1.10% |
| • Annual percentage rate of charge | 1.184% |
| • Fixed interest period | 10 years |
| • Interest rate reset date | 1 April 2030 |
| • Monthly payment during this fixed interest period (interest + capital) | EUR 163.13 |
| • National Mortgage Guarantee | Yes |

Tax-related information for this loan portion

Your adviser has indicated that this loan portion belongs in box 1 of the tax return and that the tax regime for this loan portion is applicable from 1 January 2013.

Your adviser has not indicated an end date for the mortgage interest relief on this loan portion.

LOAN PORTION 620.110.102

For this portion of the loan, you pay a monthly amount comprising interest and capital which reduces over time. Because you pay down the capital each month, the amount of interest that you have to pay will decrease. You will have repaid this loan portion in full on the maturity date.

Linear mortgage

• Amount of this loan portion	EUR 260,000.00
• Duration of this loan portion	30 years
• Number of monthly payments	360
• End date	1 April 2050
• Nominal interest rate	1.55%
• Annual percentage rate of charge	1.643%
• Fixed interest period	10 years
• Interest rate reset date	1 April 2030
• Monthly payment during this fixed interest period (interest + capital)	EUR 1,058.06
• National Mortgage Guarantee	No

The interest rate for this loan portion

- If your loan amount is higher than 100% of the market value, your interest rate for this loan portion will be 1.90%.
- If your loan amount is lower than or equal to 100% of the market value, your interest rate for this loan portion will be 1.55%.
- If your loan amount is lower than or equal to 90% of the market value, your interest rate for this loan portion will be 1.40%.
- If your loan amount is lower than or equal to 80% of the market value, your interest rate for this loan portion will be 1.30%.
- If your loan amount is lower than or equal to 60% of the market value, your interest rate for this loan portion will be 1.15%.

These interest rate classes and interest rates apply for the duration of the fixed interest period that you have chosen for this loan portion. After this fixed interest period, these interest rate classes and interest rates may be subject to change.

The ratio between the loan and the market value in this binding offer is 100.00 % (after rounding).

Tax-related information for this loan portion

Your adviser has indicated that this loan portion belongs in box 1 of the tax return and that the tax regime for this loan portion is applicable from 1 January 2013.

Your adviser has not indicated an end date for the mortgage interest relief on this loan portion.

Future choice of fixed interest periods

Should you choose a new fixed interest period during the term of your loan or should your fixed interest period change, the fixed interest period that you choose may not extend beyond the maturity date of the loan portion. If there is no fixed interest period that matches the maturity date of a particular loan portion, you may choose the closest longer fixed interest period

offered by us for that loan portion, but the fixed interest period will end on the maturity date of the corresponding loan portion.

Take a look at our website

For more information on our interest rates, please see our website: obvion.nl/hypotheekrente.

4. Costs associated with your mortgage

One-off charges

National Mortgage Guarantee Security Provision

Recurring charges

Premiums for insurance cover that we make compulsory.

Early repayment of your loan

You may always repay your loan earlier than we have agreed. In some cases, you will have to pay a fee for making an early repayment. If you would like to know whether it is a good idea to repay early, please contact your adviser, who will consider the different options in your situation and advise you further.

Table of fees relating to the binding offer 620.110

This table sets out the total costs of your loan. Some information is not known for the entire duration. However, this information will affect the overall costs. As a result, it is not possible in advance to give an exact indication of the overall costs for the entire duration. Small rounding differences may also occur.

This table gives an indication of the overall costs, allowing you to compare them with other offers. The amounts stated are based on the following assumptions:

- The interest rate in the binding offer applies for the entire duration of the loan, with a maximum of 360 months.
- We will charge you for any one-off costs. Examples include the National Mortgage Guarantee Security Provision, fees for a (bank) guarantee, early payment interest or administration costs.
- No changes will take place during the term of the mortgage; for instance, additional repayments.
- We have not taken account of any tax-related aspects or fees that you pay to third parties; for instance, legal and survey fees.
- All amounts are shown gross.
- To determine the overall costs, all loan portions have been added together in the binding offer.
- The premium for any term life or loan repayment insurance is not included in the total price stated below. Please refer to the offer of the respective insurance company for the costs of these products.

Total amount of your Obvion woon hypotheek mortgage

Loan portion: 101

- Interest charges
- Principal sum to be repaid

Loan portion: 102

- Interest charges
- Principal sum to be repaid

One-off charges

National Mortgage Guarantee Security Provision

Total amount ¹

Important

This summary was prepared with the utmost of care based on the information known while making the binding offer. No rights may be derived from this statement.

You may only derive rights from the binding offer accepted by you and the corresponding conditions.

¹ The total amount may vary from the sum of the amounts set out here due to rounding differences.

5. Other matters

Which general terms and conditions govern this loan?

This loan is governed by the Terms and Conditions of the Obvion Woon Hypotheek mortgage (version dated September 2019). This binding offer is based on the information provided by yourself and retrieved by us in connection with the appraisal of your mortgage application.

If you sign this binding offer, the Terms and Conditions referred to above will apply to the entire loan.

National mortgage guarantee

You have concluded a mortgage loan with a National Mortgage Guarantee. This guarantee applies up to an amount of € 50,000.00.

In relation to this guarantee, we have checked whether your loan is in keeping with your current income. Nevertheless, a situation may arise in which you are unable to meet the obligations to pay the interest or repay your loan; for instance, if you become unemployed or if you divorce. In this case, if you have to sell your home and the proceeds are insufficient to repay the loan in full, you will have a residual debt. If so, Stichting Waarborgfonds Eigen Woningen will pay this residual debt. To be eligible for this guarantee, a number of conditions must be met. These conditions can be found on www.nhg.nl/kwijtschelding.

Early repayment of the loan

You may always make additional repayments without a fee if you make additional repayments from your own funds and you have demonstrated this fact to Obvion's satisfaction. If you do not pay from your own funds, you may repay an extra 10% of the original principal sum per year for each loan portion without incurring any charges. More information on this matter can be found in the 'Additional repayments' section of the General Terms and Conditions.

Mortgage interest tax relief

To qualify for mortgage interest tax relief, your loan must meet certain conditions. Since 1 January 2013, an annuity repayment schedule of a maximum of 360 months must generally be followed as a minimum. Exceptions apply to loans taken out before 1 January 2013.

If you renew your mortgage, have it updated or if you move to another home, the loan must follow the original repayment schedule in order to qualify for the right to mortgage interest tax relief. When moving or changing your mortgage, it is therefore important to check the pattern of the repayment schedule so as to avoid a situation in which your new loan no longer meets the tax conditions and you lose the mortgage interest tax relief. Ask your adviser, your tax adviser or the Tax and Customs Administration for more information.

6. Do you have a complaint?

Are you unhappy with the service that we provide? Please contact your adviser at Obvion Test Office Groenewege. Your adviser is your first point of contact and will represent your interests.

If you cannot solve the matter with your adviser, please inform us of your complaint. In that case, we can look for a solution together.

Step 1

Use the complaints form on obvion.nl/klacht to inform us of your complaint. You may also call us (+31 (0)88 1470 200) or send us an email (info@obvion.nl). After receiving your complaint, Obvion will contact you within two business days.

Step 2

If you have submitted a complaint to Obvion, but you are not happy with the solution offered, you can lodge the complaint with Obvion Klachten Service. You may do so up to one year after Obvion has dealt with the complaint.

Send your complaint to:
Obvion Disputes Service,
PO Box 3005
6401 DM Heerlen,
the Netherlands

We will send you a response as soon as possible, but at any rate within six weeks. Obvion Disputes Service will only take your complaint on after it has first been handled and replied to by an Obvion employee as per step 1.

Step 3

If your complaint has not been dealt with to your satisfaction by Obvion Disputes Service either, you can take up the matter with the Dutch Financial Services Complaints Tribunal (Klachteninstituut Financiële Dienstverlening, KiFiD), in which Obvion participates. You may do so up to three months after Obvion Disputes Service has dealt with the complaint.

Please see www.kifid.nl for more information about the procedure. The contact details are as follows: Klachteninstituut Financiële Dienstverlening (KiFiD)

PO Box 93257

2509 AG The Hague

T: +31 (0)70 333 89 99

Alternatively, you can file your complaint with the civil courts.

7. Validity of your binding offer

If you accept this binding offer, please sign it. Make sure that you return the binding offer to us before 24 February 2020; otherwise, it will expire. After signing, the binding offer is valid until 12 May 2020.

If you do not wish to take advantage of this binding offer, it will expire on 12 May 2020. In this case, please let us know in writing.

If you accept this binding offer, a loan agreement will be created. After you have accepted this binding offer, if you do not take out the agreed loan before 12 May 2020, you will owe Obvion a cancellation fee of € 500,-.

Once we have received the signed binding offer, it will remain valid until 12 May 2020. You may extend this binding offer once only. To do so, please complete the enclosed form 'Agreement on extension of validity period'. You may then return the signed form together with the signed binding offer to us. The form must be returned to us within two weeks after the date of the binding offer.

Should you ask to extend the validity period of the binding offer, we assume that you will take out the loan within the extended validity period. If you do not, a fee will become payable as set out in the application form for the extension of the validity period of the binding offer.

Heerlen, 10 February 2020

Obvion N.V.

Bianca Zomerhuis
CEO

8. Signature of binding offer

By signing this binding offer, a loan agreement will be created. All applicants must sign.
You declare the following:

- We accept this binding offer and the accompanying European Standardised Information Sheet (ESIS) under the stated conditions.
- This binding offer is subject to the Terms and Conditions of the Obvion Woon Hypotheek mortgage (version dated September 2019). We have received and been able to read them. We accept the loan as described in all pages of this binding offer and the corresponding conditions as described in the Terms and Conditions of the Obvion Woon Hypotheek mortgage (version dated September 2019).
- We wish the mortgage deed for a first mortgage right for an amount of € 310,000.00 to be prepared and executed by civil-law notary XXXXX.
- We authorise Obvion to debit our bank account for the amounts payable in relation to the binding offer and loan on behalf of Obvion. We have previously signed a SEPA direct debit form for this purpose.

Do not forget to enter your email address. We use your email address to inform you about your mortgage, including the application process

We consider it important that we can keep you informed by e-mail of developments, tips and services relating to your mortgage with Obvion. If you choose Obvion, you will receive these messages a few times a year. You can also opt out any time via info@obvion.nl.

Signatures

Place:

Date:

Signature: Mr H. Deems

Signature: Ms M. Janssen

Telephone number:

Telephone number:

Email:

Email:

Appendices to your binding offer

Extension form

Obvion Woon Hypotheek mortgage

Application form for the extension of the validity

Office details

Office name	Obvion Test Office
Adviser name	
Intermediary number	530808
Telephone number	122-6111212
Contact person	

Personal details

Applicant 1
Mr H. Deems
Podium 23
3826 PA Ghent

Applicant 2
M. Janssen
Podium 23
3826 PA Ghent

Extended validity period

The applicants hereby request an extension of the validity period of the binding offer with mortgage number 620.110.

Please bear the below information in mind.

- The validity period of the binding offer is extended by 9 months. This period is the maximum extension of the binding offer.
- The mortgage deed must be signed with the civil-law notary within the extended validity period.
- You may only request an extension if you have accepted and signed the binding offer.
- As a result, you may send us the extension form together with the binding offer.
- The extension form must have been received by us in any case within 2 weeks after the date of the binding offer.
- It is not possible to amend the binding offer within the extended validity period.
- Extension fees are payable for an extension to the validity period.

You may not request a new offer for the same collateral during the maximum (extended) validity period of the binding offer. The rules on determining the interest rate in the preliminary offer and the information in the binding offer continue to apply in full. The same holds for all accompanying appendices, including the General Terms and Conditions.

If you decide not to take advantage of the binding offer after the extension, or if the loan does not take place with the extended validity period of the binding offer, we will charge you the following fees:

- Cancellation fee (€ 500,-)
- Extension fee

See below for more information on the fees for extension and cancellation.

Interest rate

The extension does not affect the interest rate that you will pay. The interest rate is stated in the binding offer.

Required documents

For Obvion

1. The signed binding offer
2. The extension form for the Obvion Woon Hypotheek

The signed binding offer must have been received by Obvion before or together with the extension form.

For applicants

Your adviser will receive a confirmation letter as soon as Obvion processes the extended validity period. This letter will state that the offer has been extended.

Extension fee

We will charge an extension fee for the extension of the validity period. The fee will be 0.25% of the loan for each extended month of the binding offer. No extension fee will be payable in respect of any bridging loan or loan portions subject to Obvion Flexible Interest. This amount will be payable at the office of the civil-law notary.

If your mortgage deed is executed earlier than the maximum extension, we will only charge for the actual number of days of the extension. The fee per day will be calculated by dividing 0.25% by 30 days.

Cancellation

We will charge a cancellation fee of € 500 if you cancel the signed binding offer or you do not take out the loan.

You pay extension fees up until the date that Obvion receives the cancellation request.

Important

If we do not receive a cancellation request, you will pay an extension fee for the extension period of 9 months.

Obvion will collect the extension fee and the cancellation fee from the account number that you have provided to us. You signed a SEPA direct debit form for this purpose in the preliminary offer.

Signatures

By signing, the applicants declare that the information provided is correct and that they have not failed to declare anything which is or which could be important for the acceptance of this request to extend the validity period of the offer. The applicants also declare their consent to

the conditions set out on this form.

Place:

Date:

Signature: Mr H. Deems

Signature: Ms M. Janssen

European Standardised Information Sheet

This document was prepared for Mr H. Henkie and Ms M. Janssen on 10 February 2020.

It was based on the information that you have provided so far and the current situation on the financial markets.

The information below remains valid until 24 February 2020, with the exception of the interest rate and other charges. After this date, the information may change depending on the situation in the financial markets.

This ESIS does not obligate Obvion N.V. to provide you with a credit facility.

1. Lender

Name	Obvion N.V.
Telephone number	122 61111011
Address	Podium 16 3826 PA Amersfoort

2. Loan intermediary

Name	Obvion Test Office Groenewege
Telephone number	122 61111011
Address	Podium 1117 3826 PA Amersfoort
Email	xxxxxx@stater.nl

You are using a loan intermediary to obtain advice and intermediary services in relation to the mortgage.

Obvion N.V. does not provide these services. You will be required to pay a fee for advice and intermediary services. You will agree the amount of these fees with your loan intermediary. Obvion N.V. does not pay any fee to your loan intermediary.

3. Key aspects of the loan

Amount and currency of the loan to be provided	EUR 310,000.00
Duration of the loan	360 months Mortgage
Type of credit	loan

<u>Total amount to be repaid</u>	EUR 379,343.50
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As a result, you will repay EUR 1.22 for each euro borrowed.

This amount is illustrative and may vary.

In preparing this information sheet, we have assumed the EUR 310,000.00 following value of the collateral.

Maximum credit amount in relation to the value of the collateral 100.00 %

Example: maximum credit amount for the collateral	EUR 310,000.00
Security	mortgage right

Loan portion number 620.110.101

Amount and currency of the loan to be provided	EUR 50,000.00
Duration of the loan	360 months
Type of credit	Annuity mortgage
Fixed interest period	120 months
Total amount to be repaid	EUR 58,725.58

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

Loan portion number 620.110.102

Amount and currency of the loan to be provided	EUR 260,000.00
Duration of the loan	360 months
Type of credit	Linear mortgage
Fixed interest period	120 months
Total amount to be repaid	EUR 320,617.92

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

These interest rates are published at obvion.nl/hypotheekrente.

4. Interest and other charges

The annual percentage rate of charge comprises the total cost of the credit expressed as an annual percentage. This annual percentage rate of charge allows you to compare various information sheets with each other more easily.

Loan portion number 620.110.101

The annual percentage rate of charge for your loan is	1.2%
The annual percentage rate of charge comprises:	
• The interest rate	1.10 %
• The one-off and periodic charges for each loan divided pro rata	

The annual percentage rate of charge is calculated by making assumptions about the interest rate throughout the entire duration of the loan.

Loan portion number 620.110.102

The annual percentage rate of charge for your loan is 1.6%

The annual percentage rate of charge comprises:

- The interest rate 1.55 %
- The one-off and periodic charges for each loan divided pro rata

The annual percentage rate of charge is calculated by making assumptions about the interest rate throughout the entire duration of the loan.

Loan

One-off costs

Cost component	amount	beneficiary
<i>National Mortgage Guarantee</i>		
<i>Security Provision</i>	EUR 350.00	National Mortgage Guarantee
<i>Mortgage register fees</i>	EUR 0.00	civil-law notary

Recurring costs

Cost component	amount	beneficiary
<i>Term life insurance charges</i>	EUR 10.00	insurer

You agree the conditions of payment and the timing of the payment with the beneficiary.
The NHG fee will become payable on the execution of the mortgage deed.

The following charges are not known to the lender and are therefore not included in the annual percentage rate of charge:

- Building insurance fees
- Survey fees
- Bank guarantee fees
- Loan intermediary/advice fees

You will be required to pay a fee for the registration of the mortgage.

Make sure that you are aware of all other taxes and fees relating to your loan.

5. Frequency and number of payments

Loan portion number 620.110.101

Repayment frequency	monthly
Number of payments	360

Loan portion number 620.110.102

Repayment frequency	monthly
Number of payments	360

6. Amount of each instalment

EUR 1,221.19

Your income may vary. Make sure that you can still afford your monthly instalments if your income falls.

Loan portion number 620.110.101

EUR 163.13

Your income may vary. Make sure that you can still afford your monthly instalments if your income falls.

Loan portion number 620.110.102

EUR 1,058.06

For a linear loan, the repayment amount will change with each instalment.

Your income may vary. Make sure that you can still afford your monthly instalments if your income falls.

7. What do we still need to receive?

The borrower must meet the following obligations in order to benefit from the credit conditions described in this document.

If you wish to benefit from the loan referred to in this form, you must:

At a minimum:

- Take out home insurance cover on the collateral. This obligation applies during the entire duration of the loan. You may choose a reliable insurer authorised in the Netherlands to take out this insurance. The insurance cover must start as soon as the mortgage deed is executed. You must insure the reinstatement value of your collateral so the house can be repaired in case of damage.
- We will deposit money for the building or renovation of your collateral in your construction account. This construction account cannot be cancelled or terminated by you individually. You may only use the available balance on the construction account to pay for the costs of construction or renovation work.

For more information on these and other obligations, please refer to the General Terms and Conditions.

Bear in mind that the credit conditions (including interest) described in the present ESIS may be subject to change if these obligations are not met.

8. Early repayment

You may repay the loan to us early either in whole or in part.

The following conditions apply in this respect.

Early repayment of the loan is always possible. If the interest for a comparable loan with us is lower than the interest payable by you at the time of early repayment, you will have to pay a refinancing fee in order to compensate us for the loss of interest. Depending on the

interest rate, there will be no refinancing fee to pay in certain cases. We refer to this fee below as an 'exit fee'. For a detailed description, please consult the documents stipulated in the binding offer within the section marked 'General Terms and Conditions'.

Amount on which exit fee is calculated:

1. The exit fee will be based on the amount that you wish to repay.
2. We will reduce this amount by the percentage that you may repay each year without any fee, taking account of any previously made repayments in the current year.
3. This situation results in an amount on which the exit fee will be calculated.

Calculation of the exit fee to be paid:

4. We will then calculate what you would have had to pay until
 - the end of the fixed interest period or
 - the end of the term of your loan, where it is shorter than the remaining fixed interest period.

This calculation will be made using the interest that is currently applicable to your loan.

5. We will make the same calculation using the current interest rate that would apply according to your conditions for a comparable mortgage. We call this process interest rate comparison.
6. The difference between these two amounts is the amount that we will lose out on due to the additional repayment.
7. You repay the difference as a lump sum rather than over the remaining months of your fixed interest period or the duration of your loan. For this reason, we always adjust the exit fee downwards in accordance with a standard method. This method results in a final amount of exit fee that we will charge you.

Illustrative examples

Example 1: Interest-only loan or loan portion with a lower comparison interest rate

- Step 1 You wish to make extra repayments
- Step 2 Each year, you are free to repay without an exit fee € 5,500.00
- Used scope for repayment in 2020
- Remaining scope for repayment in 2020
- The exit fee is calculated on
- Step 3 The exit fee is calculated on
- Step 4 Total of the monthly amounts based on the interest rate of 5.2% that you would have to pay us until the end of your fixed interest period of 56 months and 10 days.
- Step 5 Total of the monthly amounts based on the comparison interest rate of 3.7% that you would pay us until the end of your fixed interest period of 56 months and 10 days.
- Step 6 Difference that we will not receive on account of the fact that the current interest payable by you is lower than the interest that you currently pay
- Step 7 Exit fee to pay

Example 2: Interest-only loan or loan portion with a higher comparison interest rate

- Step 1 Extra amount that you wish to repay € 25,000.00

Step 2	Each year, you are free to repay without an exit fee	€ 5,500.00
	Used scope for repayment in 2020	€ 5,000.00
	Remaining scope for repayment in 2020	€ 500.00
Step 3	The exit fee will be calculated on	€ 24,500.00
Step 4	Total of the monthly amount based on the interest rate of 5.2% that you would have to pay us until the end of your fixed interest period of 56 months and 10 days	€ 5,980.00
Step 5	Total of the monthly amount based on the comparison interest rate of 5.7% that you would pay us until the end of your fixed interest period of 56 months and 10 days	€ 7,656.00
Step 6	Difference that we will not receive on account of the fact that the current interest rate payable by you is lower than the interest that you currently pay	0.00
Step 7	Exit fee payable	0.00

Example 3: Interest-only loan or loan portion with an identical comparison interest rate

Step 1	Extra amount that you wish to repay	€ 25,000.00
Step 2	Each year, you are free to repay without an exit fee	€ 5,500.00
	Used scope for repayment in 2020	€ 5,000.00
	Remaining scope for repayment in 2020	€ 500.00
Step 3	The exit fee will be calculated on	€ 24,500.00
Step 4	Total of the monthly amount based on the interest rate of 5.2% that you would have to pay us until the end of your fixed interest period of 56 months and 10 days	€ 5,980.00
Step 5	Total of the monthly amount based on the comparison interest rate of 5.2% that you would pay us until the end of your fixed interest period of 56 months and 10 days	
Step 6	Difference that we will not receive on account of the fact that the current interest payable by you is lower than the interest that you currently pay	
Step 7	Exit fee to pay	

Should you decide to repay the loan early, please contact us to find out the current amount of the exit fee.

9. Flexible characteristics

Additional characteristics:

Overpayment/underpayment:

Overpayment (referred to as monthly additional repayment) is possible within the limits of the repayment without an exit fee. Monthly overpayment is possible with a minimum of EUR 25 per month per loan portion and a maximum of EUR 500 per month for the entire loan. Only whole euro amounts are permitted. Payment by direct debit is compulsory. For how long you make the monthly additional payments is up to you. Monthly additional payments are not permitted for mortgage forms that include a savings product. For more information, please see the application form for monthly additional repayments on obvion.nl. As underpayment is not a characteristic of this product, it is not possible. In the case of payment problems, please contact us to discuss the matter and we will try to find a

solution together.

House moving facility (portability of interest rate conditions)

The interest rate conditions agreed with you can be transferred to your new mortgage. In other words, the interest rate percentage and the remaining fixed interest period will apply to the new loan up to a maximum of the repaid loan, provided that the mortgage type does not change. The interest rate class and the mortgage form of the new loan may change, however. For more information, please see our General Terms and Conditions as well as obvion.nl.

10. Other borrower rights

From 10 February 2020, you will have 14 days to change your mind about taking out this loan.

11. Complaints

Do you have a complaint?

If so, please contact:

Obvion Test Office Groenewege

Podium1117

3826 PA AMERSFOORT

122 6111 212

If you are not happy about how your complaint has been handled by the lender, please send a letter to:

Obvion N.V.

Attn Klachten Service

PO Box 3005 6401

DM Heerlen

+31 (0)88 1470 200

obvion.nl/complaint

info@obvion.nl

If we have not solved the complaint to your satisfaction internally, you may also get in touch with:

Klachteninstituut Financiële Dienstverlening (KiFiD)

PO Box 93257

2509 AG The Hague

+31 (0)70 333 89 99

12. Non-compliance with obligations relating to the loan: consequences for the borrower

If you act in contravention of the arrangements stipulated in the loan agreement as well as the accompanying General Terms and Conditions, it may have financial and/or legal consequences for you. For instance, if you pay amounts that you owe late or not at all, you will have to pay penalty interest to Obvion N.V. Obvion N.V. may also demand the immediate repayment of the loan if you do not abide by your agreement with Obvion N.V., or not in a timely manner, or if you have failed to arrange home insurance cover, for instance.

If you are experiencing or expecting problems in paying your monthly mortgage payments, please contact us as soon as possible and we can work with you to find a solution.

If you can no longer pay your mortgage and we have demanded the repayment of the loan, your home may be sold as a final measure. We may also do so through a public auction.

If you can no longer pay your mortgage and you have an NHG-backed mortgage, ask about the conditions.

13. Regulator

This lender is under the supervision of:
Dutch Authority for the Financial Markets (AFM),
for consumers; www.afm.nl/consumenten

This loan intermediary is under the supervision of:
Dutch Authority for the Financial Markets (AFM),
for consumers; www.afm.nl/consumenten

Explanation of terms in the binding offer and esis

Term used in binding offer	ESIS term	Note
Nominal interest	Interest	Nominal Interest is the annual interest that you pay without taking into account the additional costs and the times of payment.
Lender	Lender	The party providing the loan.
Loan	Loan	A money loan; in this case, your mortgage.
Economic duration	Duration of the loan	Total duration of the loan based on the loan portion with the longest duration. If you wish to take advantage of the binding offer, you must accept the binding offer before the date specified in the binding offer. This is also referred to as the cooling-off period. In your case, you must have accepted this binding offer before 24 February 2020.
Acceptance	Cooling-off period	If you wish to take advantage of the binding offer, you must accept the binding offer before the date specified in the binding offer. This term is also referred to as the cooling-off period. In your case, you must have accepted this binding offer before 24 February 2020.

Term used in binding offer	ESIS term	Note
Financial adviser	Credit intermediary	This is the person/the business through which you have requested your binding offer.
Market value	Value of the collateral	The value of the home if it can be sold on the open market. In this situation, we refer to the home as collateral.

ESIS	European Standardised Information Sheet. This document covers the content and layout of the current binding offer, while it aims to ensure that all relevant information is stated in a clear and comprehensible way. As a consumer, a uniform ESIS allows you to compare credit products from various providers in your home country and beyond.
Annual percentage rate of charge	The annual percentage rate of charge includes the total cost of the mortgage loan and is expressed as a percentage per year of the total credit amount. You can use the annual percentage rate of charge to compare various credit offers with each other. The total cost of the credit includes all costs (of which we are aware) relating to the credit; for instance, the cost of building insurance and/or term life insurance, survey fees, structural inspection fees and NHG fees.
Illustrative repayment table How much will you pay for your loan?	A table which is provided with a mortgage advice, setting out the repayments that will be made throughout the mortgage term. It will also set out the accrual of the final capital during the term. This table is provided when: (1) You request a mortgage loan (2) The interest is added in full or in part to the loan (3) The fixed interest period is equal to the term of the portion If you have not received this calculation, please request it from your financial adviser.

Validity	Following acceptance, the information in this binding offer will remain valid until the date set out in the binding offer. As a result, you can take out your mortgage until that date based on this binding offer. In your case, this binding offer is valid until 12 May 2020.
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SAMPLE

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