

A MORTGAGE TAILORED TO YOUR PLANS



SMARTHOME BY BGL BNP PARIBAS



**BGL
BNP PARIBAS**

The bank
for a changing
world

ARE YOU WONDERING HOW TO GET ON THE PROPERTY LADDER IN LUXEMBOURG?

Let us introduce you to *SmartHome*¹⁾ by BGL BNP Paribas, a mortgage **tailored to your current needs and future plans.**



WHAT ARE THE BENEFITS OF SMARTHOME BY BGL BNP PARIBAS?

This loan:



allows you to **pay a monthly amount that suits your way of life**



can **easily adapt** to changes in your personal and professional life



is a **fully customised solution**: you choose the loan amount and type of interest rate according to your needs



offers dedicated support to help you **get on the property ladder** in Luxembourg.

It is also a **complete financing package** because it gives you the opportunity to take out a mortgage life insurance policy with our insurance provider Cardif Lux Vie. **Interest payable** on your *SmartHome* by BGL BNP Paribas mortgage is **tax deductible**²⁾.



HOW DOES IT WORK?

SmartHome by BGL BNP Paribas is a mortgage plan that **consists of**:

- a **“traditional” part**, for which the monthly instalment comprises capital and interest (just like a traditional mortgage); and
- a **“bullet” part**³⁾, for which only the interest is due over a predefined period (up to 25% of the property purchase price over a maximum of 10 years).

The monthly repayment consists of the instalment for the traditional part and interest for the bullet part, which means that **your monthly charges are lower than for a traditional loan** during the bullet period.

The French version is legally binding.

¹⁾ Offer subject to terms and conditions and approval of your application. All terms and conditions may be obtained from your local branch.

²⁾ The tax treatment depends on the individual situation of each person and is liable to change.

³⁾ A bullet loan is a loan where only the interest is payable until the contract expires, when the capital must be repaid in a lump sum.

At the end of the predefined bullet period, the loan is **automatically renegotiated**, meaning you can once again **tailor it to your situation and plans**.

POSSIBLE SCENARIOS:

- 1** Maybe your personal or financial situation has changed and you wish to buy a new home?
If so, you can renegotiate a new loan to finance this purchase.
- 2** Maybe you want to stay in your current home?
If so, the bullet part of your *SmartHome by BGL BNP Paribas* mortgage becomes a traditional loan.
- 3** Maybe you have cash to invest?
If so, you repay only the bullet part.

EXAMPLE for a 25-year loan of EUR 500,000 with a fixed interest rate of 2.60% across all tranches, comprising a EUR 125,000 bullet part and a EUR 375,000 traditional part (assuming that the bullet part will be transformed into an amortising loan after 10 years).

	EUR 500,000 Traditional mortgage	SmartHome by BGL BNP Paribas			
		10 years		15 years	
Monthly payment	EUR 2,277	EUR 1,979		EUR 2,550	
		EUR 1,708 monthly instalment of the traditional part	+ EUR 271 repayment of interest for the bullet part	EUR 1,708 monthly instalment of the traditional part	+ EUR 842 repayment of the capital for the bullet part
Total cost of the loan after 25 years	EUR 183,012 including account handling charges of EUR 350	EUR 196,212 EUR 32,500 + EUR 26,366 + EUR 137,346 including account handling charges of EUR 350			

The total amount owed by the borrower would be EUR 696,212 (including interest and account handling charges; a one-time advance fee is not charged). The APRs on the various tranches are 2.67% for the traditional part and 2.67% for the bullet part during the first 10 years, and then 2.68% for the bullet part amortised over 15 years.

For more information on *SmartHome by BGL BNP Paribas* mortgages, **please contact one of our advisors in branch** or call us on **42 42-2500**.

OUR BRANCHES IN LUXEMBOURG CITY

Bonnevoie
Cloche d'Or
Gare
Grand-Rue
Kirchberg Europe

Kirchberg Headquarters
Limpertsberg
Merl-Belair
Merl-Jardins de Luxembourg
Royal Monterey

OUR BRANCHES IN LUXEMBOURG

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Diekirch
Differdange
Dudelange
Echternach
Esch Belval
Esch Benelux
Esch Centre
Ettelbruck
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