



GE Money Bank
Real estate financing



International Mortgage Department



**YOUR MORTGAGE INSURANCE WITH
SACCEF**

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Simple solutions to make home ownership in France easy
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YOUR MORTGAGE INSURANCE WITH SACCEF

1.0 GENERAL INFORMATION

Introduction

Banks and Lenders usually require a First Legal charge over the property purchased or refinanced in order to secure a mortgage loan. In the event of default, this type of security allows the bank or the Lender to repossess the property financed or used as security, in order to reimburse the outstanding capital and all the monies and fees owed by the borrower to the Lender.

Unlike a First Legal charge over a property, a mortgage insurance does not require to be 'written off' once the mortgage is fully paid off as this type of guaranty does not require to be legally registered at the Land Registry.

As a result and because of all its underlying consequences, the type of guaranty offered and selected by the borrower is therefore very important, both financially but also for its practical aspects as it will affect directly the borrower each time the property is sold and the mortgage reimbursed.

1.2 Different types of guaranty to secure a mortgage

In order to secure a mortgage loan there are 3 main types of guaranty available to a Lender :

→ The 'full' First Legal charge over the property

In France, a Notary (Le Notaire) handles all business of conveyancing. As a public official, a Notary is responsible for ensuring that the Title and the Mortgage deeds are authentic and legally valid (notarised instruments). Mortgage deed and deed of sale are signed at the same time on completion.

The costs relating to the registration of a First Legal charge are calculated upon the amount borrowed and include the notary's fees but also various taxes and Stamp duty paid to the French Inland Revenue. They approximately amount to 2% of the amount borrowed to which must be added a fee for 'writing off' this First Legal charge when the mortgage is finally fully reimbursed. All these fees added up altogether represent a significant part of the purchase of a property in France.

'Writing off' a First Legal charge means that the Lender is no longer entitled to benefit from this charge which is then cancelled or 'written off'. Fees to 'write off' a charge are only due when the mortgage is fully repaid whatever the reason (the property is sold, the outstanding capital is repaid before the initial end of term or because the current mortgage is bought back by another Lender).



Please also note that according to French Civil Code, when a mortgage goes to the end of its contractual term, a 1st Charge remains effective for 2 more years. It will then be 'written off' automatically and at no cost by the Land Registry.

Because of the amount of additional fees a borrower has to pay when purchasing a property in France, when assessing fees and costs of a First Legal charge all Lenders must highlight all fees for registration including 'writing off' anticipated fee.

→ The 'ordinary' First Legal charge over the property (aka PPD in French)

Although the 'ordinary' First Legal charge is very similar to the 'full' First Legal charge, the registration fee is much cheaper as it does not support the property registration publishing fee (0,615% of the amount borrowed). Unlike a 'full' First Legal charge, the 'ordinary' First Legal charge can only be used when purchasing an existing /second hand property. Therefore this type of charge cannot be used for a re-mortgage, an equity release, a new house or flat including purchase 'off plan'.

In the event of a default from the borrower, there is no difference between the 'ordinary' and the 'full' First Legal charges: the property will be repossessed and sold under the same legal conditions.

The 'writing off' fee is also due under the same criteria and conditions (redemption of the mortgage before its term, re-mortgage or transfer to another property).

→ A Mortgage Insurance

This type of guaranty can be issued by:

- **an individual** (parents, spouse, children etc.),
- **an employer or a company in connection with employment**, at no or very low cost (mutual or medical insurance company). This is the case for Civil servants for example.
- **a Mortgage Insurance company** : for example Crédit Logement, SACCEF (Groupe Caisses d'Épargne), SOCAMI (Banque BRED - Groupe Banques Populaires), CAMCA (Crédit Agricole) or CMH (Groupe Crédit Mutuel).

1.3 What is a Mortgage Insurance company?

These companies' main business is to guaranty mortgages and loans by accepting to cover risk of default through an insurance cover. They do it through a very simple and fast processing which does not require to be legally registered and spares the borrower from having a 1st Charge taken over the property financed or used as a guaranty as long as the borrower keeps repayments up.

Terms and conditions in the loan contract include a 'promise' to accept a 1st Legal charge over the property should there be any default, numerous late payments or arrears. This 'promise' can be converted into a 'full' 1st Charge should the company need to act against the borrower.



Litigation with borrowers remain at a very low level as Mortgage Insurance companies have very strict lending and underwriting rules, risk assessment criteria and deposit requirements to select potential customers and accept to cover a mortgage.

1.4 Mortgage Insurance Companies in France

There are 2 types of Mortgage Insurance companies in France :

→ Mutual Insurance companies which offer a mutual guaranty :

These companies 'mutualise' their risk and their portfolio using the following 2 main rules:

- The cost of the 'mutual' cover offered decreases upon the amount borrowed.
- A part of the premium may be reimbursed at the end of the loan under specific conditions.

→ Mortgage Insurance companies :

These companies do not 'mutualise' risk but cover it via an insurance policy provided to borrowers. As with all risk insurance policies, premium is not refundable at the end of the loan.

2.0 SACCEF

2.1 Doing business with SACCEF

SACCEF core business is to provide mortgage insurance to borrowers through Lenders which are partners of the company. The main purpose is to provide mortgage insurance (with joint and several guarantee) to individuals to cover all sorts of loans and mortgages. The property can be either main, holiday or buy-to-let.

SACCEF offers other specific insurance features linked to tax deductions and benefits and also provides insurance policies to cover consumer loans.

2.2 Mortgage Insurance versus a First Legal charge

2.2.1 Buying a property in France

⇒ SACCEF mortgage insurance contract is considered a private contract. Procedures are therefore simple, short and fast.

⇒ There is no 1st Legal charge over the property in France.

⇒ The borrower fully owns the property which is totally unencumbered.



2.2.2 How to optimise cost

- ⇒ SACCEF offers tapering rates which apply, on the same project, to the global borrowing (in case there are several different loans).
- ⇒ Total cost of a mortgage insurance with SACCEF always fits the borrower's need and is always lower than the cost of a 1st Legal charge over a property.
- ⇒ Premium is a one off payment paid by the borrower when funds are released on completion.
- ⇒ As there is no 1st Legal charge over the property, there are no « write off » fee should the property be sold before the end of the mortgage term.
- ⇒ There are no additional costs or fee should the mortgage be transferred to another property purchase.

2.2.3 A simple and personalised process

- ⇒ A simple process : the mortgage insurance application used by SACCEF is the GE Money Bank mortgage application.
- ⇒ A short and reliable process with an underwriting team dedicated to GE Money Bank.
- ⇒ A fast process with approval via Internet.
- ⇒ Time to completion is shortened as there are no legal requirements and involvements.

2.2.4 A flexible product

- ⇒ All changes to the loan contract are handled by mail directly to SACCEF.
- ⇒ Possibility to transfer SACCEF mortgage insurance to another property purchase should the existing mortgage with GE Money Bank be transferred.

2.2.5 Insurance premiums and funds held as security

SACCEF being an insurance company, the borrower pays a one off insurance premium to cover the full amount borrowed. Furthermore, SACCEF is not required to hold a special deposit fund as security.

The main advantages :

- ⇒ **A total cost which is below the cost of a 1st Legal charge over a property.**
- ⇒ **Unlike a 1st Legal charge, SACCEF rate is calculated upon total amount borrowed, not upon each loan.**
- ⇒ **SACCEF offers a personalised rate that depends on the borrower's profile.**



2.3 Mortgage Insurance with SACCEF and Lending Policy with GE Money Bank

2.3.1 How does the mortgage insurance work?

In order to be processed by SACCEF, a loan application must be pre-approved by GE Money Bank (i.e. the loan application must be accepted/acceptable under GE Money bank's current lending criteria).

On the other hand, GE Money Bank's approval is NOT subject to SACCEF's.

2.3.2 Criteria, terms and conditions

Basic principle : ALL loans and/or mortgages relating to the same project must be either covered by the mortgage insurance or by a 1st Legal charge over a property in France, never by both.

⇒ **Borrowers must be :**

- Individuals, salaried employees (NO self employed), on a permanent contract with probation period over OR medical doctors, dentists, lawyers and solicitors, and certified accountants.
- SCI made of individuals with the same conditions as above.

⇒ Those conditions are not negotiable.

Attention : are totally excluded, retailers, shopkeepers, tradesmen, company directors/owners, farmers, as borrowers, co-borrowers or guarantors.

⇒ **Purpose of the loan :** same as GE Money Bank.

⇒ **Term of the loan :** maximum initial term is 20 years.

⇒ **Amount borrowed :** no limit (subject to borrower's term insurance cover).

⇒ **Deposit :** 30% deposit minimum required.

⇒ **Type of loans :** Repayment programs and Flexicredit.

Please note : maximum loan to value for a Non Resident borrower is 70% - no exception.

2.3.3 the mortgage insurance premium

It is a one off payment debited immediately after the first release of funds.

2.3.4 Loan offer and Mortgage Insurance

The loan offer becomes the final contract once all conditions are met. This loan offer is made of :

- An information/instruction letter,
- The loan offer: 2 copies are sent to the borrower. One of these copies must be sent back to the bank by mail, the other one must be kept by the borrower,



- A repayment schedule: 2 copies are sent to the borrower. One of these copies must be sent back to the bank by mail, the other one must be kept by the borrower,
- General Terms & Conditions of the mortgage: 2 copies are sent to the borrower. One of these copies must be sent back to the bank by mail, the other one must be kept by the borrower,
- Borrower's term insurance notice : 2 copies are sent to the borrower. One of these copies must be sent back to the bank by mail, the other one must be kept by the borrower,
- Articles of the Scrivener Law regulating mortgages in France.

2.3.5 Acceptance of the loan offer

Once the loan offer is signed for acceptance and returned to GE Money Bank, it is then registered. A letter of information with instructions is then sent to the borrower together with the borrower's term insurance cover acceptance.

2.4 SACCEF premium charts

2.4.1 A different approach towards the borrower and the project

- ⇒ The rate applicable depends on the type of project :
- 1. Property purchase (new or existing/second hand property), "off plan", and property purchase with renovation.**
 - 2. Plot of land, construction, land + construction.**
 - 3. To buy back of an existing mortgage, renovation loan, to buy back share of ownership.**
- ⇒ Tapering rate according to amount borrowed.
- ⇒ The rate applicable is the rate for the total amount borrowed (sum of all loans) on the longest term.
- ⇒ Risk is assessed upon type of project, term of the loan, deposit and total amount borrowed.
- ⇒ Premium takes into account the type of project with a calculation based on the total amount borrowed, the cost of a mortgage insurance is always under the cost of any type of charge or lien taken to secure each loan.



2.4.2 Mortgage insurance premiums & rate tables

Please note :

- Deposit is the personal contribution towards property purchase excluding all other loan or mortgage and transfer fee, stamp duty and taxes paid on completion.
- When buying back an existing mortgage from another bank, deposit is as follows :

(initial purchase price – outstanding capital on ALL existing loans, including the mortgage which is being bought)

—————
initial purchase price

- when there are several loans on different terms, the rate applicable to the mortgage insurance will be the rate for the longest term.

Rate Charts

PROPERTY PURCHASE (new or existing/second hand) - "OFF PLAN" - PROPERTY PURCHASE + RENOVATION							
Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT		Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT	
		> = 30% et < 40%	> = 40%			> = 30% et < 40%	> = 40%
From 2 years to 12 years (included)	< 8 000	1,95%	1,90%	Above 12 years and up to 20 years (included)	< 8 000	2,05%	2,00%
	> = 8 000 and < 16 000	1,90%	1,85%		> = 8 000 and < 16 000	2,00%	1,95%
	> = 16 000 and < 24 000	1,85%	1,80%		> = 16 000 and < 24 000	1,95%	1,90%
	> = 24 000 and < 32 000	1,80%	1,75%		> = 24 000 and < 32 000	1,90%	1,85%
	> = 32 000 and < 40 000	1,75%	1,70%		> = 32 000 and < 40 000	1,85%	1,80%
	> = 40 000 and < 48 000	1,70%	1,65%		> = 40 000 and < 48 000	1,80%	1,75%
	> = 48 000 and < 56 000	1,65%	1,60%		> = 48 000 and < 56 000	1,75%	1,70%
	> = 56 000 and < 64 000	1,60%	1,55%		> = 56 000 and < 64 000	1,70%	1,65%
	> = 64 000 and < 72 000	1,55%	1,50%		> = 64 000 and < 72 000	1,65%	1,60%
	> = 72 000 and < 80 000	1,45%	1,40%		> = 72 000 and < 80 000	1,55%	1,50%
	> = 80 000 and < 96 000	1,40%	1,35%		> = 80 000 and < 96 000	1,50%	1,45%
	> = 96 000 and < 112 000	1,35%	1,30%		> = 96 000 and < 112 000	1,45%	1,40%
	> = 112 000 and < 128 000	1,30%	1,25%		> = 112 000 and < 128 000	1,40%	1,35%
	> = 128 000 and < 144 000	1,25%	1,20%		> = 128 000 and < 144 000	1,35%	1,30%
	> = 144 000 and < 160 000	1,20%	1,15%		> = 144 000 and < 160 000	1,30%	1,25%
	> = 160 000 and < 200 000	1,15%	1,10%		> = 160 000 and < 200 000	1,25%	1,20%
> = 200 000 and < 240 000	1,10%	1,05%	> = 200 000 and < 240 000	1,20%	1,15%		
> = 240 000	1,05%	1,00%	> = 240 000	1,15%	1,10%		

BRIDGING LOANS				
Amount covered by SACCEF	PREMIUM	AMOUNT PAID BACK AFTER COMPLETION (property sold)		
		< = 6 months	> 6 months and < = 12 months	> 12 months and < = 24 months
< = 80 000 €	2,00%	1,50%	1,25%	1,00%
> 80 000 €	1,90%	1,40%	1,15%	0,90%



PLOT OF LAND - CONSTRUCTION - PLOT OF LAND + CONSTRUCTION							
Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT		Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT	
		>= 30% et < 40%	>= 40%			>= 30% et < 40%	>= 40%
From 2 years to 12 years (included)	< 8 000	2,20%	2,10%	Above 12 years and up to 20 years (included)	< 8 000	2,30%	2,20%
	>= 8 000 and < 16 000	2,15%	2,05%		>= 8 000 and < 16 000	2,25%	2,15%
	>= 16 000 and < 24 000	2,10%	2,00%		>= 16 000 and < 24 000	2,20%	2,10%
	>= 24 000 and < 32 000	2,05%	1,95%		>= 24 000 and < 32 000	2,15%	2,05%
	>= 32 000 and < 40 000	2,00%	1,90%		>= 32 000 and < 40 000	2,10%	2,00%
	>= 40 000 and < 48 000	1,95%	1,85%		>= 40 000 and < 48 000	2,05%	1,95%
	>= 48 000 and < 56 000	1,90%	1,80%		>= 48 000 and < 56 000	2,00%	1,90%
	>= 56 000 and < 64 000	1,85%	1,75%		>= 56 000 and < 64 000	1,95%	1,85%
	>= 64 000 and < 72 000	1,80%	1,70%		>= 64 000 and < 72 000	1,90%	1,80%
	>= 72 000 and < 80 000	1,70%	1,60%		>= 72 000 and < 80 000	1,80%	1,70%
	>= 80 000 and < 96 000	1,65%	1,55%		>= 80 000 and < 96 000	1,75%	1,65%
	>= 96 000 and < 112 000	1,60%	1,50%		>= 96 000 and < 112 000	1,70%	1,60%
	>= 112 000 and < 128 000	1,55%	1,45%		>= 112 000 and < 128 000	1,65%	1,55%
	>= 128 000 and < 144 000	1,50%	1,40%		>= 128 000 and < 144 000	1,60%	1,50%
	>= 144 000 and < 160 000	1,45%	1,35%		>= 144 000 and < 160 000	1,55%	1,45%
	>= 160 000 and < 200 000	1,40%	1,30%		>= 160 000 and < 200 000	1,50%	1,40%
	>= 200 000 and < 240 000	1,35%	1,25%		>= 200 000 and < 240 000	1,45%	1,35%
>= 240 000	1,30%	1,20%	>= 240 000	1,40%	1,30%		

LOAN TO BUY BACK EXISTING MORTGAGES - RENOVATION - LOAN TO BUY BACK PARTIAL OWNERSHIP							
Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT		Term of the longest loan	Amount covered by mortgage insurance (in EUROS)	DEPOSIT	
		>= 30% et < 40%	>= 40%			>= 30% et < 40%	>= 40%
From 2 years to 7 years (included)	< 8 000	2,15%	2,10%	Above 7 years and up to 20 years (included)	< 8 000	2,25%	2,20%
	>= 8 000 and < 16 000	2,10%	2,05%		>= 8 000 and < 16 000	2,20%	2,15%
	>= 16 000 and < 24 000	2,05%	2,00%		>= 16 000 and < 24 000	2,15%	2,10%
	>= 24 000 and < 32 000	2,00%	1,95%		>= 24 000 and < 32 000	2,10%	2,05%
	>= 32 000 and < 40 000	1,95%	1,90%		>= 32 000 and < 40 000	2,05%	2,00%
	>= 40 000 and < 48 000	1,90%	1,85%		>= 40 000 and < 48 000	2,00%	1,95%
	>= 48 000 and < 56 000	1,85%	1,80%		>= 48 000 and < 56 000	1,95%	1,90%
	>= 56 000 and < 64 000	1,80%	1,75%		>= 56 000 and < 64 000	1,90%	1,85%
	>= 64 000 and < 72 000	1,75%	1,70%		>= 64 000 and < 72 000	1,85%	1,80%
	>= 72 000 and < 80 000	1,65%	1,60%		>= 72 000 and < 80 000	1,75%	1,70%
	>= 80 000 and < 96 000	1,60%	1,55%		>= 80 000 and < 96 000	1,70%	1,65%
	>= 96 000 and < 112 000	1,55%	1,50%		>= 96 000 and < 112 000	1,65%	1,60%
	>= 112 000 and < 128 000	1,50%	1,45%		>= 112 000 and < 128 000	1,60%	1,55%
	>= 128 000 and < 144 000	1,45%	1,40%		>= 128 000 and < 144 000	1,55%	1,50%
	>= 144 000 and < 160 000	1,40%	1,35%		>= 144 000 and < 160 000	1,50%	1,45%
	>= 160 000 and < 200 000	1,35%	1,30%		>= 160 000 and < 200 000	1,45%	1,40%
	>= 200 000 and < 240 000	1,30%	1,25%		>= 200 000 and < 240 000	1,40%	1,35%
>= 240 000	1,25%	1,20%	>= 240 000	1,35%	1,30%		



2.4.3 How does a Mortgage Insurance compare with a 1st Legal charge over a property?

PROPERTY PURCHASE (new or existing/second hand) - "OFF PLAN" - PROPERTY PURCHASE + RENOVATION								
Amount borrowed	Mortgage Insurance with SACCEF TERM <= 7 YEARS		Mortgage Insurance with SACCEF TERM > 7 YEARS and <= 20 YEARS		1st LEGAL CHARGE OVER PROPERTY			Crédit Logement premiums-Competitor (initial premium)
	DEPOSIT		DEPOSIT		PPD Ordinary charge	"write off"	Full 1st charge	
	>= 30%	>= 40%	>= 30%	>= 40%				
€ 4 000	€ 78	€ 76	€ 82	€ 80	€ 390	€ 270	€ 473	€ 176
€ 8 000	€ 152	€ 148	€ 160	€ 156	€ 506	€ 280	€ 650	€ 276
€ 16 000	€ 296	€ 288	€ 312	€ 304	€ 653	€ 336	€ 843	€ 480
€ 24 000	€ 432	€ 420	€ 456	€ 444	€ 750	€ 380	€ 990	€ 720
€ 32 000	€ 560	€ 544	€ 592	€ 576	€ 803	€ 406	€ 1 106	€ 936
€ 40 000	€ 680	€ 660	€ 720	€ 700	€ 866	€ 453	€ 1 213	€ 1 056
€ 48 000	€ 792	€ 768	€ 840	€ 816	€ 920	€ 480	€ 1 340	€ 1 166
€ 56 000	€ 896	€ 868	€ 952	€ 924	€ 983	€ 520	€ 1 446	€ 1 270
€ 64 000	€ 992	€ 960	€ 1 056	€ 1 024	€ 1 046	€ 553	€ 1 573	€ 1 374
€ 72 000	€ 1 224	€ 1 188	€ 1 296	€ 1 260	€ 1 100	€ 590	€ 1 680	€ 1 478
€ 80 000	€ 1 120	€ 1 080	€ 1 200	€ 1 160	€ 1 173	€ 626	€ 1 803	€ 1 582
€ 88 000	€ 1 232	€ 1 188	€ 1 320	€ 1 276	€ 1 226	€ 656	€ 1 913	€ 1 686
€ 96 000	€ 1 296	€ 1 248	€ 1 392	€ 1 344	€ 1 290	€ 700	€ 2 030	€ 1 794
€ 104 000	€ 1 404	€ 1 352	€ 1 508	€ 1 456	€ 1 340	€ 730	€ 2 146	€ 1 906
€ 112 000	€ 1 456	€ 1 400	€ 1 568	€ 1 512	€ 1 393	€ 763	€ 2 266	€ 2 018
€ 120 000	€ 1 560	€ 1 500	€ 1 680	€ 1 620	€ 1 450	€ 800	€ 2 380	€ 2 130
€ 128 000	€ 1 600	€ 1 536	€ 1 728	€ 1 664	€ 1 506	€ 836	€ 2 500	€ 2 242
€ 136 000	€ 1 700	€ 1 632	€ 1 836	€ 1 768	€ 1 566	€ 873	€ 2 613	€ 2 354
€ 144 000	€ 1 728	€ 1 656	€ 1 872	€ 1 800	€ 1 620	€ 900	€ 2 740	€ 2 466
€ 152 000	€ 1 824	€ 1 748	€ 1 976	€ 1 900	€ 1 684	€ 939	€ 2 849	€ 2 578
€ 160 000	€ 1 840	€ 1 760	€ 2 000	€ 1 920	€ 1 743	€ 976	€ 2 966	€ 2 690
€ 176 000	€ 2 024	€ 1 936	€ 2 200	€ 2 112	€ 1 853	€ 1 044	€ 3 186	€ 2 914
€ 192 000	€ 2 208	€ 2 112	€ 2 400	€ 2 304	€ 1 976	€ 1 116	€ 3 424	€ 3 138
€ 208 000	€ 2 288	€ 2 184	€ 2 496	€ 2 392	€ 2 078	€ 1 182	€ 3 660	€ 3 362
€ 224 000	€ 2 464	€ 2 352	€ 2 688	€ 2 576	€ 2 192	€ 1 255	€ 3 895	€ 3 586
€ 240 000	€ 2 520	€ 2 400	€ 2 760	€ 2 640	€ 2 310	€ 1 320	€ 4 110	€ 3 810
€ 256 000	€ 2 688	€ 2 560	€ 2 944	€ 2 816	€ 2 426	€ 1 394	€ 4 354	€ 4 034
€ 272 000	€ 2 856	€ 2 720	€ 3 128	€ 2 992	€ 2 533	€ 1 459	€ 4 588	€ 4 258
€ 288 000	€ 3 024	€ 2 880	€ 3 312	€ 3 168	€ 2 642	€ 1 532	€ 4 812	€ 4 482
€ 304 000	€ 3 192	€ 3 040	€ 3 496	€ 3 344	€ 2 762	€ 1 596	€ 5 041	€ 4 706
€ 320 000	€ 3 360	€ 3 200	€ 3 680	€ 3 520	€ 2 880	€ 1 660	€ 5 280	€ 4 930
€ 400 000	€ 4 200	€ 4 000	€ 4 600	€ 4 400	€ 3 436	€ 2 010	€ 6 436	€ 6 050
€ 480 000	€ 5 040	€ 4 800	€ 5 520	€ 5 280	€ 4 000	€ 2 350	€ 7 580	€ 7 170



PLOT OF LAND - CONSTRUCTION - PLOT OF LAND + CONSTRUCTION								
Amount borrowed	Mortgage Insurance with SACCEF TERM <= 7 YEARS		Mortgage Insurance with SACCEF TERM > 7 YEARS and <= 20 YEARS		1st LEGAL CHARGE OVER PROPERTY			Crédit Logement premiums-Competitor (initial premium)
	DEPOSIT		DEPOSIT		PPD Ordinary charge	"write off"	Full 1st charge	
	>= 30%	>= 40%	>= 30%	>= 40%				
€ 4 000	€ 88	€ 84	€ 92	€ 88	€ 390	€ 270	€ 473	€ 176
€ 8 000	€ 172	€ 164	€ 180	€ 172	€ 506	€ 280	€ 650	€ 276
€ 16 000	€ 336	€ 320	€ 352	€ 336	€ 653	€ 336	€ 843	€ 480
€ 24 000	€ 492	€ 468	€ 516	€ 492	€ 750	€ 380	€ 990	€ 720
€ 32 000	€ 640	€ 608	€ 672	€ 640	€ 803	€ 406	€ 1 104	€ 936
€ 40 000	€ 780	€ 740	€ 820	€ 780	€ 866	€ 453	€ 1 213	€ 1 056
€ 48 000	€ 912	€ 864	€ 960	€ 912	€ 920	€ 480	€ 1 340	€ 1 166
€ 56 000	€ 1 036	€ 980	€ 1 092	€ 1 036	€ 983	€ 520	€ 1 446	€ 1 270
€ 64 000	€ 1 152	€ 1 088	€ 1 216	€ 1 152	€ 1 046	€ 553	€ 1 573	€ 1 374
€ 72 000	€ 1 224	€ 1 152	€ 1 296	€ 1 224	€ 1 100	€ 590	€ 1 680	€ 1 478
€ 80 000	€ 1 320	€ 1 240	€ 1 400	€ 1 320	€ 1 173	€ 626	€ 1 803	€ 1 582
€ 88 000	€ 1 452	€ 1 364	€ 1 540	€ 1 452	€ 1 226	€ 656	€ 1 913	€ 1 686
€ 96 000	€ 1 536	€ 1 440	€ 1 632	€ 1 536	€ 1 290	€ 700	€ 2 030	€ 1 794
€ 104 000	€ 1 664	€ 1 560	€ 1 768	€ 1 664	€ 1 340	€ 730	€ 2 146	€ 1 906
€ 112 000	€ 1 736	€ 1 624	€ 1 848	€ 1 736	€ 1 393	€ 763	€ 2 266	€ 2 018
€ 120 000	€ 1 860	€ 1 740	€ 1 980	€ 1 860	€ 1 450	€ 800	€ 2 380	€ 2 130
€ 128 000	€ 1 920	€ 1 792	€ 2 048	€ 1 920	€ 1 506	€ 836	€ 2 500	€ 2 242
€ 136 000	€ 2 040	€ 1 904	€ 2 176	€ 2 040	€ 1 566	€ 873	€ 2 613	€ 2 354
€ 144 000	€ 2 088	€ 1 944	€ 2 232	€ 2 088	€ 1 620	€ 900	€ 2 740	€ 2 466
€ 152 000	€ 2 204	€ 2 052	€ 2 356	€ 2 204	€ 1 684	€ 939	€ 2 849	€ 2 578
€ 160 000	€ 2 240	€ 2 080	€ 2 400	€ 2 240	€ 1 743	€ 976	€ 2 966	€ 2 690
€ 176 000	€ 2 464	€ 2 288	€ 2 640	€ 2 464	€ 1 853	€ 1 044	€ 3 186	€ 2 914
€ 192 000	€ 2 688	€ 2 496	€ 2 880	€ 2 688	€ 1 976	€ 1 116	€ 3 424	€ 3 138
€ 208 000	€ 2 808	€ 2 600	€ 3 016	€ 2 808	€ 2 078	€ 1 182	€ 3 660	€ 3 362
€ 224 000	€ 3 024	€ 2 800	€ 3 248	€ 3 024	€ 2 192	€ 1 255	€ 3 895	€ 3 586
€ 240 000	€ 3 120	€ 2 880	€ 3 360	€ 3 120	€ 2 310	€ 1 320	€ 4 110	€ 3 810
€ 256 000	€ 3 328	€ 3 072	€ 3 584	€ 3 328	€ 2 426	€ 1 394	€ 4 354	€ 4 034
€ 272 000	€ 3 536	€ 3 264	€ 3 808	€ 3 536	€ 2 533	€ 1 459	€ 4 588	€ 4 258
€ 288 000	€ 3 744	€ 3 456	€ 4 032	€ 3 744	€ 2 642	€ 1 532	€ 4 812	€ 4 482
€ 304 000	€ 3 952	€ 3 648	€ 4 256	€ 3 952	€ 2 762	€ 1 596	€ 5 041	€ 4 706
€ 320 000	€ 4 160	€ 3 840	€ 4 480	€ 4 160	€ 2 880	€ 1 660	€ 5 280	€ 4 930
€ 400 000	€ 5 200	€ 4 800	€ 5 600	€ 5 200	€ 3 436	€ 2 010	€ 6 436	€ 6 050
€ 480 000	€ 6 240	€ 5 760	€ 6 720	€ 6 240	€ 4 000	€ 2 350	€ 7 580	€ 7 170



LOAN TO BUY BACK EXISTING MORTGAGES - RENOVATION - LOAN TO BUY BACK PARTIAL OWNERSHIP							
Amount borrowed	Mortgage Insurance with SACCEF TERM <= 7 YEARS		Mortgage Insurance with SACCEF TERM > 7 YEARS and <= 20 YEARS		1st LEGAL CHARGE OVER PROPERTY		Crédit Logement (initial premium)
	DEPOSIT		DEPOSIT		Full 1st charge	"write off"	
	>= 30%	>= 40%	>= 30%	>= 40%			
€ 4 000	€ 86	€ 84	€ 90	€ 88	€ 473	€ 270	€ 176
€ 8 000	€ 168	€ 164	€ 176	€ 172	€ 650	€ 280	€ 276
€ 16 000	€ 328	€ 320	€ 344	€ 336	€ 843	€ 336	€ 480
€ 24 000	€ 480	€ 468	€ 504	€ 492	€ 990	€ 380	€ 720
€ 32 000	€ 624	€ 608	€ 656	€ 640	€ 1 104	€ 406	€ 936
€ 40 000	€ 760	€ 740	€ 800	€ 780	€ 1 213	€ 453	€ 1 056
€ 48 000	€ 888	€ 864	€ 936	€ 912	€ 1 340	€ 480	€ 1 166
€ 56 000	€ 1 008	€ 980	€ 1 064	€ 1 036	€ 1 176	€ 1 176	€ 1 270
€ 64 000	€ 1 120	€ 1 088	€ 1 184	€ 1 152	€ 1 573	€ 553	€ 1 374
€ 72 000	€ 1 188	€ 1 152	€ 1 260	€ 1 224	€ 1 680	€ 590	€ 1 478
€ 80 000	€ 1 280	€ 1 240	€ 1 360	€ 1 320	€ 1 803	€ 626	€ 1 582
€ 88 000	€ 1 408	€ 1 364	€ 1 496	€ 1 452	€ 1 913	€ 656	€ 1 686
€ 96 000	€ 1 488	€ 1 440	€ 1 584	€ 1 536	€ 2 030	€ 700	€ 1 794
€ 104 000	€ 1 612	€ 1 560	€ 1 716	€ 1 664	€ 2 146	€ 730	€ 1 906
€ 112 000	€ 1 680	€ 1 624	€ 1 792	€ 1 736	€ 2 266	€ 763	€ 2 018
€ 120 000	€ 1 800	€ 1 740	€ 1 920	€ 1 860	€ 2 380	€ 800	€ 2 130
€ 128 000	€ 1 856	€ 1 792	€ 1 984	€ 1 920	€ 2 500	€ 836	€ 2 242
€ 136 000	€ 1 972	€ 1 904	€ 2 108	€ 2 040	€ 2 613	€ 873	€ 2 354
€ 144 000	€ 2 016	€ 1 944	€ 2 160	€ 2 088	€ 2 740	€ 900	€ 2 466
€ 152 000	€ 2 128	€ 2 052	€ 2 280	€ 2 204	€ 2 849	€ 939	€ 2 578
€ 160 000	€ 2 160	€ 2 080	€ 2 320	€ 2 240	€ 2 966	€ 976	€ 2 690
€ 176 000	€ 2 376	€ 2 288	€ 2 552	€ 2 464	€ 3 186	€ 1 044	€ 2 914
€ 192 000	€ 2 592	€ 2 496	€ 2 784	€ 2 688	€ 3 424	€ 1 116	€ 3 138
€ 208 000	€ 2 704	€ 2 600	€ 2 912	€ 2 808	€ 3 660	€ 1 182	€ 3 362
€ 224 000	€ 2 912	€ 2 800	€ 3 136	€ 3 024	€ 3 895	€ 1 255	€ 3 586
€ 240 000	€ 3 000	€ 2 880	€ 3 240	€ 3 120	€ 4 110	€ 1 320	€ 3 810
€ 256 000	€ 3 200	€ 3 072	€ 3 456	€ 3 328	€ 4 354	€ 1 394	€ 4 034
€ 272 000	€ 3 400	€ 3 264	€ 3 672	€ 3 536	€ 4 588	€ 1 459	€ 4 258
€ 288 000	€ 3 600	€ 3 456	€ 3 888	€ 3 744	€ 4 812	€ 1 532	€ 4 482
€ 304 000	€ 3 800	€ 3 648	€ 4 104	€ 3 952	€ 5 041	€ 1 596	€ 4 706
€ 320 000	€ 4 000	€ 3 840	€ 4 320	€ 4 160	€ 5 280	€ 1 660	€ 4 930
€ 400 000	€ 5 000	€ 4 800	€ 5 400	€ 5 200	€ 6 436	€ 2 010	€ 6 050
€ 480 000	€ 6 000	€ 5 760	€ 6 480	€ 6 240	€ 7 580	€ 2 350	€ 7 170