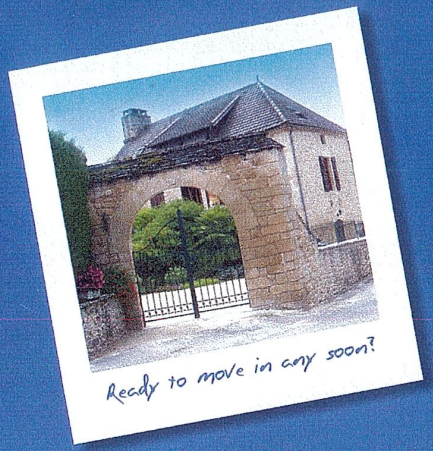
GE Money Bank
Property Financing

Simple Solutions
to make home ownership
in France easy!



www.mortgage-in-france.com

*Lender : GE Money Bank – Tour Europlaza – 20 avenue André-Prothin – 92063 Paris La Défense Cedex - **FRANCE** – Limited Partnership by Shares with capital of 445 706 809 € - Registered at the Nanterre Corporate and Trade Registry under # 784 393 340. If the purchase of the property is subject to a loan and this one is declined, the vendor must reimburse all payments already made by the buyer. Upon receipt of a loan offer, there is a mandatory 10 day cooling-off period for the buyer. **No payment whatsoever can be required from a private individual before one or more loans are granted.***

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE. CHANGES IN THE EXCHANGE RATE MAY INCREASE THE STERLING EQUIVALENT OF YOUR DEBT. If Euro is not your National currency, the equivalent in your National currency of your liability under a Euro mortgage may be increased by exchange rate movements. Loans are secured by a mortgage on your property in France. Life Assurance will also be required. All Loans are Subject to Status and Valuation and are not Available to Persons Under the Age of 18. Written Quotations are Available upon Request.

(*) Financial terms, examples as shown in this brochure are calculated with a deposit of 20% of the purchase price and valid as on 1st August 2006. They are subject to change without notice depending on market conditions. Illustrations are subject to acceptance by GE Money Bank. Total provisional costs of credit include arrangement fee, but **exclude** legal and notary fees, optional life insurance premiums, and introducer's fees.

Non contractual document - 12/2006 Buying your home in France - Création **atlante**

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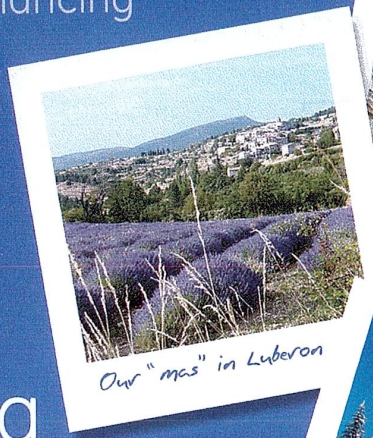
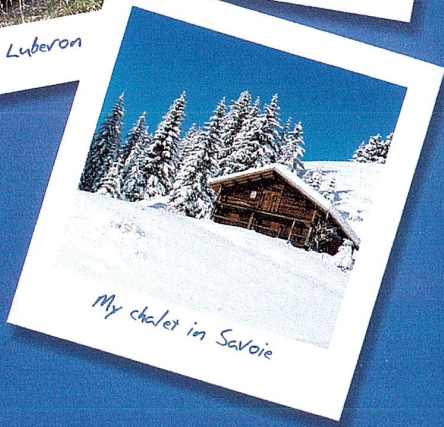




Buying your home in France

GE imagination at work

A guide to your home loans

Financing your home purchase in France

Purchase, refinance and home equity loans under one roof!

> You are looking to buy a property in France, either existing or new, or you are planning to have this property built.

> You may be a first-time buyer or you already own your home.

> You are planning to buy a property in France as an investment and you are looking for a buy-to-let or a leaseback mortgage.

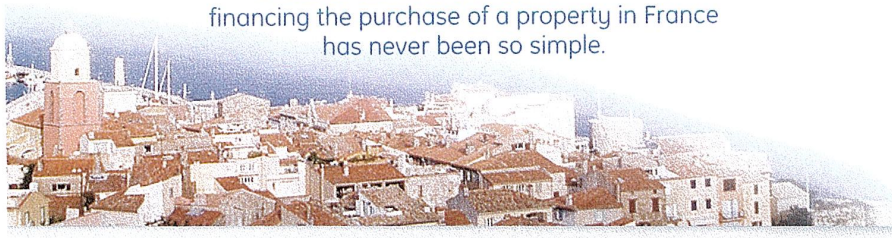
> You are thinking of switching to us or need to release some value from your home.

Our multi-lingual team recognised for its expertise in property financing, is available to help you all along the way, get answers to your questions and guide you to find the financial solution that is best suited to your needs and requirements.

At GE Money Bank you will find a full range of flexible and affordable home loans that offers long-term value.

Your goal? Find your dream home
Our goal? Finance your dream home

Because we have the can-do attitude, financing the purchase of a property in France has never been so simple.



A wide range of mortgages options to choose from

Questions & Answers

"I've found my French home sweet home but my budget is too tight. What is the best option to make this impossible dream come true?"

Your choice is **Evoluto** or **Accessis**, our practical and straightforward repayment mortgage solution with advantages all along the line.

"How can I combine flexibility and freedom of choice with security and value for money?"

Your choice is **Profil'Immo**, our easy to manage repayment mortgage solution with options to adapt your loan to a changing world.

"How can I stay secure and manage my budget with full confidence?"

Your choice is **Immodulable**, our classic fixed rate repayment home loan with flexible instalments.

"How can I buy this fantastic house, manage my budget and arrange my own repayment method at the same time?"

Your choice is **Flexicredit**, our interest only mortgage which allows you to manage the way you pay back your loan.

"I need a loan to purchase a chalet in France and I already know that I may need some extra cash at some point to do some renovation or buy some French antique furniture?"

Your choice is **Special Mortgage Account**, a line of credit combined into a home loan that gives you all the flexibility to manage your mortgage.

"I've decided to move to a bigger house, can I buy this new house without having sold the one that I already own in France?"

Your choice is **Immorevente**, our short term fixed rate bridging loan built into one of our home loan options.

> Evoluto/Accessis

All the benefits of a straightforward Tracker Rate mortgage with repayments you can afford

> Our Evoluto mortgage solution offers a full range of flexible options, including flexible instalments

Benefit from an initial low interest rate and take advantage of built-in safety features. Your rate will always be the same percentage above the 1 month Euribor for the life of the loan. If the 1 month Euribor goes up or down, your rate will move in line with it. Your monthly repayment is fixed by 12 months periods. When the 1 month Euribor goes down, the term of your mortgage is shortened. When the 1 month Euribor goes up, the term is extended with a maximum duration set in your loan contract.
The dream solution to make the best offer on a property while keeping you on firm ground to control your budget.

> Additional features

- You can switch to a fixed rate mortgage at any time and at no extra cost.
- You can sell your home and reimburse your loan at any time without any prepayment penalty.

Evoluto is eligible to our One Time Completion Loan program for construction.

> Accessis offers the same flexible options and built-in safety features offered by Evoluto, but on a longer term

Access to a popular and effective tool to help you achieve your dream of owning a piece of France.
Accessis enables you to begin with lower monthly repayments and qualify for a larger loan and a higher price home without overstretching your budget.
With a term up to 25 years, you can make your dream bigger.

Allison, London/St Tropez

« There is no place like St-Tropez. My husband and I always dreamt of buying a place there. But living in a city as expensive as London doesn't make things very easy when it comes to controlling your expenditures. Thanks to GE Money Bank and their Accessis loan program.
We found the perfect loan on a 25 year term. We were finally able to afford this fantastic village house without tightening our belt. Our loan expert at GE Money Bank not only answered every question we had but did everything to get our loan approved in no time. »

For a Tracker rate Accessis loan of 500,000€, on a 25 year initial term (rate is fixed for the first 12 months with a monthly instalment of 2,557.07€ and then indexed to the 1 month Euribor), initial forecasted compound APR of 3.72%, total provisional cost of credit is 268,321€.[1]

> Profil'Immo

Ian, Dublin/Dordogne

« When I saw that little house in this tiny village in Dordogne, I knew I had to buy it. But I had no idea where to begin with and how to finance it. A friend of mine told me about GE Money Bank and their expertise with foreign buyers. The level of professional service provided by their team and the ideal solution they proposed encouraged me to make my dream come true. I'm now the happy owner of a little house in Dordogne. »

For a Profil'Immo loan of 250,000€, fixed rate for the first three years with monthly instalments of 1,368.38€, then renewable by 3 year periods with an interest rate indexed to the monthly average 3 year commercial paper rate, on a 25 year initial term, initial forecasted compound APR of 4.40%, total provisional cost of credit is 161,714€.*

Borrow the "smart way" with a renewable fixed rate home loan and keep your freedom of choice

Profil'Immo is like no other home loan on the market. It combines the security and predictability of a fixed rate loan and the qualities and flexibility of a Tracker rate loan together with an interest rate lower than a standard fixed rate loan

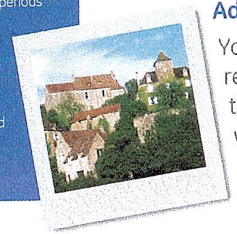
You select your initial fixed rate period between 3, 5 or 7 years. At the end of the initial fixed rate period you have 3 distinct options:

- Continue for another fixed rate period of the same duration as the initial fixed rate period.
- Convert into a "classic" fixed rate loan.
- Convert into a Tracker rate loan.

The decision is up to you. The interest rate and your repayment stay the same until the end of each fixed rate period.

Additional features

You have the possibility to do early principal reductions up to 30% of the loan balance at the end of each 3, 5 or 7 years fixed rate period, with no prepayment penalty.



> Immodulable

Mike & Carlos, New York City/Paris Le Marais

« We've been going to Paris for years but we never thought we could have our own place. Just to think about the stressful process of buying a home in a foreign country was just killing that idea. After trying to talk to several lenders in Paris, it was nice to talk to someone who spoke the same language and took the time to listen to us and help us figure out what we needed. »

For a fixed rate Immodulable loan of 450,000€, on a 20 year initial term (240 monthly instalments of 2,957.39€) , APR at 4.98%, total provisional cost of credit is 260,973.60 €.(*)

Because you want to stay in your home for a long time and want the stability of a fixed payment over the life of the loan

Whatever happens during the term of your loan, your budget is secured

Immodulable is a "classic" fixed rate repayment mortgage.

Take advantage of flexible repayments

After 24 months, you have the option to increased or decrease your monthly payment for the following 12 months (within the terms set in your contract).

- Your income has increased? You can increase your monthly repayment and therefore reduce the duration and overall cost of your loan.
- Unexpected expenses? You have the possibility to decrease your monthly repayment. The term of your loan will be extended.

Additional features

Immodulable is eligible to our One Time Completion Loan program for construction.

> Flexicredit

Kathleen & Gordon, Canterbury/Normandy

« We needed a place to escape our stressful life. The best option was beautiful Normandy. A different world we can reach in less than 3 hours from South East England. There are few people like our loan adviser at GE Money Bank. She recommended Flexicredit. Her expertise made us feel confident and comfortable. She made us GE Money Bank customers for a long time to come. »

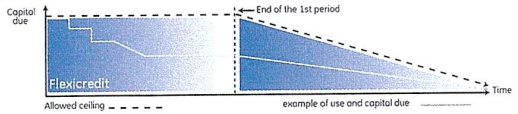
For a Flexicredit loan of 200,000 €, on a 25 year total term : during the 1st ten years, rate being fixed for the 1st twelve months and indexed to 1 month Euribor thereafter. Monthly payment for the 1st twelve months is 700€ (based on a 31 day month). During the repayment phase, base rate is indexed to 1 month Euribor, initial forecasted compound APR of 4.25%, total provisional cost of credit is 155,110€.*)

A new dimension in the notion of interest only loan with flexible and simple no investment options

Managing your mortgage and your payments made simple

Unlike other lenders, with our Flexicredit program you don't need to have a separate compulsory investment option.

Benefit from an original financing solution divided into 2 phases:



- A 1st phase with an interest only payment. Your monthly instalment includes interest and optional term insurance premium.
- A 2nd phase during which you pay back capital and interest (repayment mortgage).

Additional features

After the twelve first months, you have the possibility to make payments toward principal with no penalty or to repay the outstanding capital with no penalty at any time. Flexicredit is eligible to our One Time Completion Loan program for construction.

> Special Mortgage Account

Christopher & Coleen, Oxford/Savoie

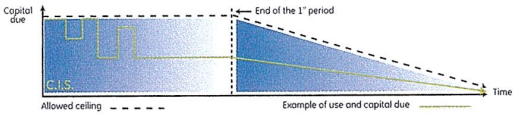
« We love skiing in the French Alps. We were tired of renting or going to a hotel. We finally decided to buy a chalet in Savoie. Whenever we feel like we need some snow, we just pack the car and drive to that remote part of Savoie we also call home now. We know we can count on our loan to continue to renovate our chalet. »

For a Special Mortgage Account loan of 350,000€, during the 1st phase : monthly instalment is 1,426.25€ over 10 years indexed to the 1 Month Euribor, total provisional cost of credit is 172,650€, forecasted compound APR at 4,94%. For the 2nd phase, the interest rate is based on the long term private instrument rate of the month preceding the end of the 1st phase, plus the bank margin.*)

Get more out of your mortgage by taking advantage of a revolving line of credit

Special Mortgage Account allows you to put your mortgage at work, so you can borrow extra cash for important things

This is the perfect solution for buying a home or refinancing your mortgage. Special Mortgage Account offers the same options as Flexicredit and more:
during the 1st interest only phase, it combines the flexibility of an interest only loan to a line of credit you can use anytime you want. As you make principal payments, the equity you are building becomes available as a line of credit to use as you see fit. No explanation needed.



Additional features

At any time during the 1st phase you can make overpayments whenever you want for as much as you want or just pay off the outstanding balance in one lump sum with no penalty.

> Immorevente

Ellen & Alec, Leeds/Brittany

« We had this pretty flat on the beach in St-Malo for years. With an ever growing family we needed more space. With an innovative and simple bridging loan, GE Money Bank had the answer that suited all our needs. We didn't have to worry about selling our flat before moving to our new house. Everything was handled in a great efficient manner. »

For an Immorevente bridging loan of 270,000 € borrowed over 24 months with an initial 12 month payment holiday phase, the remaining 12 months being interest only, and linked to one of GE Money Bank's long term home loan of an amount equal or greater. APR at 3.45%, total provisional cost of credit is 18,951.36€.(*)

A bridging loan to make it easier to move forward

Don't hesitate to move to your new dream home without having sold your existing French property

With Immorevente you have the right to make your dream different with a clever loan that offers innovative conditions. Immorevente is an all included single answer at a very competitive fixed rate to move forward with no worries. It is linked to the long term home loan of your choice and gives you 24 months to resale your existing French home (provided the amount borrowed on the long term mortgage is equal or bigger than the bridging loan).

Additional features

You have the possibility to suspend interest payments on loan for the first 12 months and then start to pay on the 13th month.
You have the possibility to prepay up to 25% of the long term mortgage with no penalty when your existing French property is sold.

The main steps of purchasing and financing a property in France:

1) Once the purchaser and the vendor have agreed on the purchase price, they do not immediately enter into the final contract but exchange a binding preliminary purchase agreement. For existing properties, this contract takes the form of an "agreement for sale or purchase" or "compromis de vente". For a construction or a property "off plan", you will be asked to sign a "reservation contract" or "contrat de reservation".

2) Applying for a mortgage with GE Money Bank is as simple as filling out a loan application form. GE Money Bank offers an extensive range of mortgage products with innovative options for all types of private residential homes, and with terms ranging from 7 to 25 years.

3) You will be required to open a bank account in France if you do not have one yet. Your mortgage repayments will be made by direct debit from this bank account to your GE Money Bank's mortgage account.

4) Once your application for a mortgage has been approved, we will issue you with a loan offer. Upon reception of this loan offer and in order to comply with the French Consumer Act, you must wait at least 10 days before accepting and signing this offer (cooling-off period). However, the offer must be accepted within 30 days after the date of issue, otherwise it will be no longer valid.

5) In France, all the business of conveyancing is handled by a notary who will act on your behalf as a solicitor. The notary will ensure that all the necessary legal work requirements are complete, and that the mortgage to finance the purchase has been granted and accepted before the deed of sale is finally signed. Please note that the process before completion takes usually between 2 to 3 months.

6) When buying through an Estate Agent, you will be asked to pay Transaction charges. A property purchase also involves legal fees that include "notarial" fees, disbursements, taxes, various duties as well as all legal work and mortgage registry. In addition, VAT may be payable for properties under 5 years old and with no previous purchase. Do not hesitate to contact our financial consultants. We work with you to develop the best solution for your needs.