

Specific documents for MORTGAGE LOAN intended to legal persons for investments in real estates

1. Documents required to make the loan dossier:

1.1. Scope: purchase of a building

- Declaration on own responsibility of the seller that the building is not claimed under Law 10/2001 and that there are no other litigations in relation to the building;
- Copy of the valid ownership title/superficies right/land assignment document, as the case may be, afferent to the land held by the seller, in case of purchase or execution of a construction on the land held by the seller of the land under his property/superficie right/use right;
- Declaration on own responsibility, authenticated by a notary public, by which the concession provider declares that the land is not subject of any litigatio on the ownership/possession right or of any claim under Law No 10/2001, as well as that agrees to transfer the use right over the construction (if any), placed on the assigned land, to the new owner, in case the construction is adjudged by the Bank or any third party, pursuant a forced execution procedure under the mortgage loan contract.

1.2. Scope: construction of a building

- Copy of the ownership title/superficies right/land assignment document, as the case may be, afferent to the land on which the construction shall be erected;
- Seller's declaration on own responsibility that the land is not subject of any claim filled-in according to Law No 10/2001 and there are no other litigations in connection to the land;
- Declaration on own responsibility, authenticated by a notary public, by which the concession provider declares that the land is not subject of any litigatio on the ownership/possession right or of any claim under Law No 10/2001, as well as that agrees to transfer the use right over the construction (if any), placed on the assigned land, to the new owner, in case the construction is adjudged by the Bank or any third party, pursuant a forced execution procedure under the mortgage loan contract afferent to the construction;
- Construction work contract concluded with the builder/construction company (not required if the construction is erected by own means);
- Construction authorization together with all the permits and approvals required to obtain such authorization, mentioned in the Land Book;
- Technical execution project as approved by the Mayoralty as being unchangeable;
- Overall bill of quantities and, if required, the assessment report on the overall bill of quantities;
- Financing plan prepared based on the works execution schedule (in case or works executed by own means);

2. Documents required previously to the loan use:

- Sale-purchase contract registered with the Land Book Office
- Mortgage contract made according to Law No 190/1999 and registered with the Land Book Office

- Insurance contract/policy for the mortgaged real estate, concluded for the mortgage loan repayment term, until the extinguishing of all the borrower's obligations to the Bank, as derived from the contract, assigned in favor of the Bank;
- Evidence of registration of the insurance contract/policy with the Electronic Archive for Security Interests in Movable Property and of notification of the first insurer in relation to the assignment, specifying also the legal ground of such assignment (Law No 219/1998, GEO No 54/2006 or Law No 50/1991);
- Excerpt of Land Book records afferent to the real estate, showing the first rank mortgage in favor of the Bank;
- Approvals in connection to branching to utilities.