FACTSHEET

Fixed-rate mortgage

Easy to calculate thanks to a fixed interest rate

Brief description

The fixed-rate mortgage is used to finance real estate (residential and commercial properties) at a contractually agreed fixed interest rate and term. With a fixed-rate mortgage, clients can protect themselves from interest rate fluctuations during the term. At the end of the term the fixed-rate mortgage can be renewed at current conditions or changed to another mortgage model (e.g. variable-rate mortgage). To minimise the risk of having to refinance the total mortgage debt during a period of high interest rates, the total mortgage amount can be spread over different terms. The risk of interest rate changes can also be minimised by combining different products.

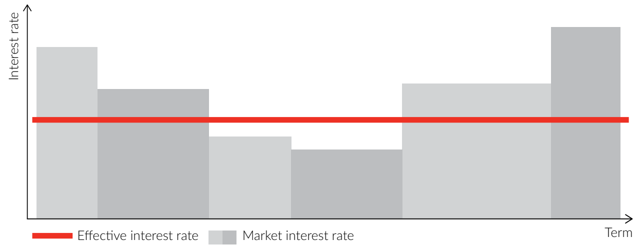
Suitability

A fixed-rate mortgage is suitable for private individuals and companies who want security and predictable mortgage interest costs over the entire term of the mortgage. A fixed-rate mortgage can be particularly recommended when mortgage interest rates are expected to rise or the current fixed interest rate is attractive from the point of view of a long-term budget.

Your benefits

- **Planning security:** The interest burden is fixed for the entire term and protects you against interest rate fluctuations. You can fix the interest rate up to 12 months in advance.
- **Individual terms and product combinations:** You can choose the terms yourself and spread them over several tranches. You can also combine a number of different mortgage models.
- **Indirect repayment with tax advantages:** If you used the mortgage to finance owner-occupied residential property, you can repay the mortgage through our 3a retirement account and save tax.

How it works



Risks

- **Interest risk:** It is possible that interest rates could be higher at the maturity of the mortgage than the previous fixed interest rate. If you do not wish to accept a higher interest burden for the total amount when you have to refinance the mortgage, it is a good idea to diversify by taking out several fixed-rate mortgages with different terms or to combine different mortgage models (e.g. variable-rate mortgage).
- **Affordability risk:** Unexpected private or professional changes could mean that you can no longer finance the mortgage payments.
- **Loss of property value:** If the financed property should lose in value, the bank is entitled to reduce the credit limit or request new collateral.

Prices and conditions

Credit term: 1 - 10 years (longer on request)
Collateral for credit: Assignment of collateral/registration of mortgage note(s)
Purpose of credit: To finance real estate in Switzerland
Notice of termination: Only on maturity
Credit amount: Minimum tranche from CHF 100000
Repayment: Direct or indirect
Interest rate: Fixed for the entire term
Interest payment: Quarterly and on maturity
Credit commission: None

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