

WHAT TO CONSIDER AS A PLEDGOR

For you, a mortgage means that if a loan is not repaid to the bank, then the bank has the right to demand the sale of a flat or house (with the land) that belongs to you.

Before you provide your consent for setting up a mortgage

- consider carefully whether you are willing to take the risk and give up a flat or house that belongs to you if problems should arise with repayment of the loan.
- decide whose and which fulfilment of obligations are you ready to guarantee.
- you have the right to request drafts of the agreements to be concluded from the notary public and the bank; read these documents carefully.
- make sure you contact the bank and the notary's office if you have any questions. If necessary, use legal assistance.

When you are about to sign a notarial agreement

- listen to the notary's explanations very carefully.
- don't be afraid to ask questions if something remains unclear.
- check that the agreement states exactly what you agreed on with the loan recipient and the bank.

Once the agreements have been signed

- remain active and take the initiative to find out how fulfilment of the loan agreement is going. If the loan recipient does not answer your questions, then make sure you turn to the bank.
- always notify when your contact data changes (address, telephone number, e-mail address). This is the only way you can make sure you receive all necessary information.
- read messages the bank sends carefully and make sure you pick up registered mail.

If the loan recipient is not fulfilling his/her obligations, the bank will turn to you and give you the possibility to fulfil the obligation.

By fulfilling the loan recipient's obligation, you can avoid the sale of the pledged flat or house, also avoid incurring additional costs and litigation.

You have the right to demand that the loan recipient compensate the sums you paid to the bank on his/her behalf.