PRODUCT DISCLOSURE SHEET

CIMB BANK

Date : ____________________

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your Facility.

Other customers have read this PDS and found it helpful; **you should read it too**.

What is ☐ Home Loan ☐ Home Loan and Overdraft ☐ Biz Loan ☐ BizLoan and Overdraft ☐ OD against Property ☐ Vacant Land Financing ?

The Facility is calculated on a variable rate basis and you are offering your property as security. Depending on your credit assessment, the bank may require guarantor(s) to guarantee your obligations.

HomeLoan/BizLoan/Vacant Land Financing

The Facility is a basic term loan with a fixed payment schedule. Partial settlements are allowed and may be used to reduce the principal Facility amount but you must issue a written request for a reduction in the principal Facility sum. A reduction in the principal amount will result in a shorter loan tenure and savings for you because less interest will be charged on the Facility.

Overdraft ("OD")

Interest is chargeable on the utilized portion of the overdraft facility.

A commitment fee (as described under item Fees and Charges Below) will be chargeable on the unutilised portion of the overdraft facility.

Know Your Obligations

For this Home Loan and Overdraft, <u>as an illustration</u> :-

Home Loan

Your Loan amount	:	**RM350,000**
Margin of Finance	:	90%
Your Monthly Instalment	:	**RM1,789**
Your Loan Tenure (Years)	:	35
Standardised Base Rate SBR*	:	2.75% per annum (p.a.)
Effective Financing Rate	:	SBR + 2.35% p.a.

Overdraft

Your Loan amount	:	**RM175,000**
Margin Of Finance	:	50%
Tenure (years)	:	Annual Review
Effective Financing Rate	:	SBR + 4.50% p.a.

In **total** you will pay **RM751,138** at the end of 35 years tenure on the assumption the SBR does not change.

It is your responsibility to :-

*Read and understand the **key terms** in the **contract.** Reach out to us if you need further clarification before you sign it.*

*Pay your monthly instalment timely and in full for **35 years**. Speak to us if you wish to settle your loan earlier.*

*Ensure you can afford to **pay a higher instalment** if the OPR rises.*

Contact us** to discuss payment option if you **can't pay your monthly instalment.

*The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR.

You have to pay the following **Fees and Charges** and any applicable taxes**:-**

Type of Fee & Charges	Amount (RM)
Stamp Duties	As per the Stamp Duty Act 1949 (Revised 1989).
Legal Fees	As per the scale in the Solicitor' Remuneration Order (SRO).
Disbursement Fee	Including but are not limited to registration fees, search fees and other charges imposed by the relevant authorities and/or legal firms.
Valuation Fees	Scale fee as per the Seventh Schedule set by the Board of Valuers, Appraisers and Estate Agents Malaysia
Commitment Fee (Home Loan/BizLoan with OD & OD Against Property Only)	A commitment fee of 1% per annum will be charged on the unutilised portion of the Facility if or when all the overdraft facilities granted to you by the bank exceed RM250,000.00 at any time
Redemption Statement Fee (Home Loan Only)	A fee of RM50.00 will be charged to your Facility account(s) each time a redemption statement is issued.
Letter of Confirmation for Employees Provident Fund ("EPF") Withdrawal Fee (Home Loan Only)	A fee of RM20.00 will be charged to your Facility account for every confirmation of loan balance statement sent to EPF.

Note : The fees and charges listed above do not include any taxes. Any applicable taxes, such as Service Tax, will be added based on the prevailing rate of tax set by the Malaysian Government and are to be paid by you.

Know Your Risks and Make an Informed Decision

What happens if you fail to pay your monthly instalments?

- You will pay more in total as a result of your principal amount increases due to the accumulated unpaid interest, late payment charges or if there is change of interest rate. We will give you prior written notice if the interest rate changes.
- We may **deduct** money from a savings or current account you have with us to set off your outstanding balance and will give you seven (7) calendar days' prior notice if we do so.
- We may reject your application or terminate and recall the Facility granted to you if there is any change in your creditworthiness and/or your ability to service the Facility and/or if you fail to comply with your obligations on the agreed terms and conditions.
- We may **foreclose** your property or **take legal action** against you.
- Your **credit score** may be affected, leading to credit being more difficult or expensive for you.

Your monthly instalment may increase during the tenure of your loan

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a <u>higher monthly instalment.</u>

	Current rate	Rate Increase by 1%	Rate Increase by 2%
HomeLoan/BizLoan			
Monthly Instalment	RM1,789	RM2,020	RM2,261
Total interest cost at the end of tenure	RM 401,138	RM497,268	RM598,849
Total payment	RM751,138	RM847,268	RM948,849
Overdraft : Repayment of the OD Facility will be on demand by the bank. Interest must be serviced monthly. Interest calculation : Amount utilised x prevailing interest rate x no. of days due/365 (or 366 for leap years).			

Note : You have to pay interest on monthly basis during the construction period for property under construction.
Interest is calculated as per the formula below:
Amount disbursed x prevailing interest rate x no. of days due/365 (or 366 for leap years).

Other Key Terms

Insurance/takaful coverage

- Mortgage Reducing Term Assurance (**"MRTA"**) or Mortgage Level Term Assurance (**"MLTA"**) is a non-participating single premium plan which provides death and total and permanent disability coverage. It is optional unless MRTA or MLTA (as applicable) is made compulsory due to specific promotional criteria stated in your letter of offer for the Facility.
- Fire or houseowner insurance is required to cover the property against the risk of fire and other risks considered necessary or appropriate throughout the tenure of the Facility.

Changes to your contact details. It is important that you inform us of any changes in your contact details to ensure that all correspondences reach you in a timely manner.

If you have any questions or require assistance with your financing, you can

Call us at:
+603 6204 7788

Visit us at:
www.cimb.com.my/property financing

Email us at:
contactus@cimb.com

Call us to discuss alternative payment options at Secured Collection Team at:
03-2635 2088 /
03-26352099, OR
Visit the official website of AKPK* for more information

*Agensi Kaunseling dan Pengurusan Kredit (AKPK) has been established by Bank Negara Malaysia to provide free services in money management, credit counselling, financial education and debt restructuring for individuals.

Customer's Acknowledgment*

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

☐ I acknowledge that CIMB Bank has provided me with a copy of the PDS.

☐ I have read and understood the key information contained in this PDS.

**A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions*

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Name:
Date:

Disclaimer: This Product Disclosure Sheet is for illustrative purposes only. The final details of the approved facility will be provided upon approval.