PRODUCT DISCLOSURE SHEET

CIMB ISLAMIC

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.**

Date : _______________

What is ☐ Term Financing-i ☐ Business Premises-i ☐ Variable Home Financng-i Facility?

This is a Shariah-compliant financing Facility. The Facility is calculated on a variable rate basis and you are offering your property as security. Depending on your credit assessment, we may require guarantor(s) to guarantee your obligations. The Facility is a basic term loan with fixed payment schedule.

Partial settlements are allowed with a written request, which can reduce the principal amount. A reduction in the principal amount will shorten the financing tenure and savings for you because less profit will be charged on the Facility.

The Facility is based on the Shariah concept of Commodity Murabahah or known as Tawarruq. A specific Shariah-compliant commodity will be identified and used as the underlying asset for the sale and purchase transaction between you and the bank to provide the funds for financing. The Tawarruq entails 2 (two) separate sale and purchase transactions of commodities involving these parties: an Islamic Bank, its customer and two commodity suppliers. The Murabahah concept refers to a sale with a marked-up price, where you agree to pay for the commodity over an agreed period of time.

Know Your Obligations

For this Term Financing-i faciliity, as an illustration:

Your Financing amount (RM) (i)	:	**350,000**
Margin of Finance	:	90%
Your Monthly Instalment (RM)	:	**1,788.80**
Your Financing Tenure (Years)	:	35
Standardised Base Rate (SBR)*	:	2.75% p.a.
Effective Profit Rate	:	SBR + 2.35% p.a.
Contracted Profit Rate (ii)	:	10.75% p.a.
Bank's Sale Price**(RM) ***(subject to Ibra'/ Rebate which to be read together with the Letter of Offer)***	:	1,348,729.20

In **total** you will pay **RM751,286.00** 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 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 financing earlier.*

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

***Contact us** to discuss payment options 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.
** The aggregate of (i)Total amount financed and (ii) Profit Portion (CPR)

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

Type 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	As per the Seventh Schedule of the scale fees set by the Board of Valuers, Appraisers and Estate Agents Malaysia
Redemption Statement Fee (Variable Home Financing-i only)	A fee of RM50.00 will be charged to your Facility account(s) each time a redemption statement is issued at your request
Letter of Confirmation for Employees Provident Fund ("EPF") Withdrawal Fee (Variable Home Financing-i only)	A fee of RM20.00 will be charged to your Facility account for every confirmation of Financing 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 Risk and Make an Informed Decision

What happens if you fail to pay your monthly instalments?

- You will pay more due to the **Revised Effective Profit Rate** and **Compensation Charges (Ta'widh)**. We will notify you if the effective profit rate changes.

- Compensation rate (Ta'widh) charges:-
  - **During tenure** : Based on actual cost and up to 1% per annum (p.a.) on the overdue amount of the Monthly Profit or the Monthly Instalment (whichever applicable).
  - **Before tenure expiry (if terminated or taken to court)**: Based on actual cost and up to 1% per annum (p.a.) on the outstanding Bank's Sale Price less rebate (Ibra') ("Outstanding Balance").
  - **After tenure expiry**: Based on actual cost and up to BNM's prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the Outstanding Balance.

  Total Ta'widh cannot exceed 100% of the Outstanding Bank's Purchase Price.
- The Bank may **deduct** money from a savings account you have with us to set off your financing balance after giving you seven (7) calendar days' prior notice.
- **Facility Termination**: The bank has the right to **reject or terminate** the Facility granted to you if there is if your creditworthiness changes or if you fail to meet the terms.
- **Shariah Compliance**: The Bank can **terminate your facility** if used for non-Shariah-compliant activities or if customer fail to make timely payment towards a Financing.
- **Bankruptcy Risk**: If your outstanding amount reaches a certain limit, you may face **bankruptcy**, leading to asset seizure.
- The Bank may foreclose your property or **take legal action** against you.
- Your **credit score** may be affected, leading to credit being more difficult or expensive to you.

Your monthly instalment may increase during the tenure of your financing
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 higher monthly instalment.

	Current rate	Rate Increase by 1%	Rate Increase by 2%
Monthly Instalment	RM1,788.80	RM2,019.23	RM2,260.59
Total profit cost at the end of tenure	RM401,286.00	RM498,067.42	RM599,432.96
Total payment at the end of tenure	RM751,286.00	RM848,067.42	RM949,432.96

Note : You have to pay profit during the construction period for a property under construction.
Profit is calculated as per the formula below:
Amount disbursed x profit rate x no. of days due / 365 (or 366 for leap year)

Other Key Terms

Takaful coverage

- A **Group Mortgage Reducing Term Takaful ("MRTT")** is a non-participating single contribution plan which provides death and total and permanent disability coverage. It is optional unless **MRTT** (as applicable) is made compulsory due to specific promotional criteria stated in your letter of offer for the Facility.
- Fire or houseowner takaful 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 my contact details. It is important that you inform the bank of any changes in your contact details to ensure that all correspondences reach you in a timely manner.
Fixed / Variable Rate combination product. In circumstances where the market rates are lower or higher than the agreed fixed or variable rates, you are bound to pay a comparatively higher monthly instalment amount.
Exceeding Retirement Age. Where the Facility tenure extends past your retirement age, you will be obliged to meet payments under the Facility during your retirement.

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/propertyfinancing

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 Islamic Bank Berhad has provided me with a copy of the PDS.
☐ I have read and understood the key information contained in this PDS.
**A customer acknowledgement of this PDS shall not prejudic his/her rights to seek redress in the event of subsequent dispute over the product terms and condition.*

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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.