

TERMS & CONDITIONS FOR PAYMENT ASSISTANCE PROGRAMME FOR PROPERTY LOAN/FINANCING AND ASB FINANCING

General Terms

- A. The following terms and conditions shall apply for Payment Assistance Programme (“**Programme**”) which is available from 7 July 2021 onwards to individual borrower(s)/customer(s) who have a Property Loan/Financing and/or ASB Financing (each a “**Facility**”) which is performing (not in arrears exceeding 90 days) and not under rehabilitation with Agensi Kaunseling & Pengurusan Kredit (AKPK) as at date of application for the Programme.
- B. The Bank refers to CIMB Bank Berhad or CIMB Islamic Bank Berhad, being the financial institution granting the Facility to you.
- C. You may only make one selection from the 2 options below and once your selection is made, it cannot be changed. Note that for Property Loan/Financing under progressive release, only Option 1 is available/applicable.
- D. You will enjoy short-term financial relief but your total financing cost will be higher. If your financial circumstances improve, you may at any time request for a revision to the payment terms of the Facility in order to reduce the total cost of your Facility by contacting the Bank.
- E. The Prevailing Interest/Profit Rate for the Facility shall remain the same.
- If the interest/profit rate on the Facility is tied to the Base Rate (“BR”) or Base Lending Rate (“BLR”)/Base Financing Rate (“BFR”), please note the BR/BLR/BFR are subject to change from time to time as displayed at the Bank's branches and/or posted on the Bank's website.
- F. If you are currently enrolled on a different payment relief programme, it will cease immediately once this Programme starts.
- G. If the Bank discovers that you have given false, misleading or incomplete information in your application for this Programme, the Bank may change or modify your payment terms or cancel your participation in the Programme.
- H. Your application and participation in this Programme shall bind all joint accountholders jointly and severally. You shall inform all security parties of your acceptance of these terms and conditions to ensure that they are aware of these terms and conditions and of your participation in this Programme.
- I. The Bank may terminate the Programme at any time by giving notice on its website.

- J. If you miss your monthly instalments at any time resulting in your account being in arrears for 90 days or more, you agree that the Bank may offer you a customised solution more suitable for your financial circumstances, which may include sharing your loan/financing details with AKPK on managing your debt and allowing AKPK to access your CCRIS information.

Specific Terms for Option 1: 6-Month Deferment of Monthly Payment

1. No payment is required to be made for six (6) months starting from the month immediately after confirmation of your participation in Option 1 of the Programme (“**6-Month Deferment Period**”) which will be notified to you.
2. You are required to resume payment of your monthly instalments after the end of the 6-Month Deferment Period.
3. As a measure to ease the financial burden of its borrowers/customers, under this Option 1, the Bank will not compound any interest/profit accrued during the 6-Month Deferment Period. Interest/profit will still be charged on the Facility during the 6-Month Deferment Period and payment for the accrued interest/profit must be made after the 6-Month Deferment Period.

After the end of the 6-Month Deferment Period, payments made will be applied towards the following:

- Interest/Profit (including accrued interest/profit); and
 - Principal Facility amount.
4. (a) For Facility by CIMB Bank Berhad, all arrears and total accrued interest before commencement of the 6-Month Deferment Period, if any, will be added to the outstanding principal amount of the Facility on commencement of the 6-Month Deferment Period.

(b) Notwithstanding Clause 4(a) above, for Facility under progressive release, the accrued interest before commencement of the 6-Month Deferment Period will not be added to the outstanding principal amount of the Facility.
 5. (a) For Facility by CIMB Islamic Bank Berhad, all arrears and total accrued profit before commencement of the 6-Month Deferment Period, if any, will be carried forward and added to the total debt obligation of the Facility. However, the total accrued profit will not be added to the outstanding principal amount of the Facility and will not be compounded except for miscellaneous and other charges.

(b) For Facility under progressive release, the accrued profit before commencement of the 6-Month Deferment Period will not be added into the outstanding principal amount of the Facility.

For avoidance of doubt, no new *aqad* needs to be performed and the total amount payable shall not exceed the Bank’s Selling/Sale Price.

6. If there is a change in BR/BLR/BFR after the end of the 6-Month Deferment Period, your monthly instalment will be re-calculated and adjusted accordingly.
7. The Facility tenure will not be extended. As such, you may be required to pay a higher final payment amount at the end of the Facility tenure.
8. CIMB's auto fund transfer assigned to the Facility account will be stopped during the 6-Month Deferment Period. If there are any standing instructions for the Facility account, you will need to update your standing instructions accordingly.
9. If there is a default in payment, the Bank shall be entitled to act on, or enforce any of its rights or remedies granted under the Facility documents and any act or omission by the Bank shall not operate as a waiver of the Bank's rights and remedies under the Facility documents.
10. All other terms and conditions in the existing Facility and security documents shall remain in full force and effect.

Specific Terms for Option 2: 50% Reduction in Instalments for 6 Months

1. Your monthly instalment will be reduced by 50% ("**Reduced Instalments**") for 6 months starting from the month immediately after confirmation of your participation in Option 2 of the Programme ("**50% Instalment Reduction Period**"), and which will be notified to you.
2. You must pay the Reduced Instalments during the 50% Instalment Reduction Period.
3. You are required to resume payment of your monthly instalments after the end of 50% Instalment Reduction Period.
4. For Facility by CIMB Bank Berhad, all arrears and total accrued interest before commencement of the 50% Instalment Reduction Period, if any, will be added to the outstanding principal amount of the Facility on commencement of the 50% Instalment Reduction Period.
5. For Facility by CIMB Islamic Bank Berhad, all arrears and total accrued profit before commencement of the 50% Instalment Reduction Period, if any, will be carried forward and added to the total debt obligation of the Facility. However, the total accrued profit will not be added to the outstanding principal amount of the Facility and will not be compounded except for miscellaneous and other charges.

For avoidance of doubt, no new *aqad* need to be performed and the total amount payable shall not exceed the Bank's Selling/Sale Price.

6. If there is a change in BR/BLR/BFR after the end of the 50% Instalment Reduction Period, your monthly instalment will be re-calculated and adjusted accordingly.



CIMB BANK BERHAD
197201001799 (13491-P)



CIMB ISLAMIC BANK BERHAD
200401032872 (671380-H)

7. The Facility tenure will not be extended. As such, you may be required to pay a higher final payment amount at the end of the Facility tenure.
8. CIMB's auto fund transfer assigned to the Facility account will be updated accordingly during 50% Instalment Reduction Period. If there are any standing instructions for the Facility account, you will need to update your standing instructions accordingly.
9. If there is a default in payment, the Bank shall be entitled to act on, or enforce any of its rights or remedies granted under the Facility documents and any act or omission by the Bank shall not operate as a waiver of the Bank's rights and remedies under the Facility documents.
10. All other terms and conditions in the existing Facility and security documents shall remain in full force and effect.