

SKIM JAMINAN KREDIT PERUMAHAN-MADANI (SJKP-MADANI)

PRODUCT DISCLOSURE SHEET

Please read and understand this Product Disclosure Sheet before you decide to take out the Skim Jaminan Kredit Perumahan-Madani (SJKP-Madani). Be sure to read and understand the terms and conditions stated herein and the terms and conditions contained in the letter of offer and security documents. You are hereby reminded to always seek and obtain your own independent legal advice. Kindly seek clarification from Affin Bank Berhad's ("the Bank") staff, representative or agent if you do not understand any part of this document or the general terms stated herein.



Affin Bank Berhad 197501003274 (25046-T)
Product: Skim Jaminan Kredit Perumahan-Madani (SJKP-Madani)

1. What is this product about?

SJKP-MADANI is a housing loan offered to both fixed and non-fixed income customers for the purchase of residential properties value up to RM300,000 for customers' own occupancy.

2. What do I get from this product?

- No down payment needed.
- Loan tenure up to 35 years or until the borrower reaches the age of 70, whichever comes earlier
- Margin of Finance (MOF) up to 100% of Open Market Value or Sales & Purchase Price, whichever is lower + 20% [MRTA (as defined below), legal & documentation cost, stamping fee and valuation fee].
- This facility is guaranteed by Syarikat Jaminan Kredit Perumahan Berhad ("SJKP Bhd").
- Interest Rate: SBR (as defined below) + 1.55% per annum ("p.a.") for whole tenure on monthly rest.

3. What is the Standardised Base Rate (SBR) for this product?

The SBR we offer for this product is based on the benchmark rate specified by Bank Negara Malaysia ("BNM"). The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of BNM ("MPC").

4. What are the possible scenarios that could trigger a change in the SBR in this product?

The SBR can increase or decrease due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR) by the MPC.

5. What is the historical SBR for the past three (3) years?

Please refer to AffinAlways.com > Discover what you need (Personal) > My Loans & Financing > Click on product name > Important Information > Consumer Guide on Reference Rate

6. What are my obligations?

- **Example :**

Total amount borrowed	:	RM 300,000.00
Margin of finance	:	100%
Tenure	:	30 years
Interest rate	:	SBR (3.00%)* + 1.55% p.a.

- **Obligations :**

Monthly instalment	:	RM1,529.00
The total amount you must pay back, including the amount borrowed would be RM550,433.00		

Your monthly instalment and total repayment amount will vary if SBR changes. e.g.:

Rate	SBR = 3.00%	If SBR goes up 1%	If SBR goes up 2%
Monthly installment (RM)	1,529	1,713	1,907
Total interest cost at the end of 30 years (RM)	250,433	316,605	386,189
Total repayment amount at the end of 30 years (RM)	550,433	616,605	686,189

**SBR with effective from 8 May 2023 is 3.00% p.a.*

Note: Customer shall serve interest during construction period for a property under construction.

7. What are the fees and charges that I have to pay?

- Stamp Duties – as per the Stamp Duty Act 1949 (revised 1989).
- Legal fees, disbursement fees, valuation fees and miscellaneous charges (depending on product package offerings).
- All other terms and conditions as stated in the letter of offer shall apply.

We will communicate to you at least twenty-one (21) calendar days prior to the effective date of implementation if there are any changes in fees and charges that are applicable to your loan facility.

8. What if I fail to fulfill my obligations?

If you have any problem fulfilling your loan obligations, please contact us to discuss the available repayment alternatives. Any delay on your part may lead to the following consequences: -

- When the 'Facility Days Past Due' reaches ninety-one (91) days, the Bank shall, with not less than seven (7) days' notice, revise the prescribed rate in your letter of offer to a Prescribe Rate + 0.64% p.a.

- With prior notice, we have the right to set-off any credit balance in your account maintained with us against any outstanding balance in this loan account.
- We may proceed with legal action if you fail to respond to our reminder notices. Your property may be foreclosed. You will have to bear all costs and expenses related to foreclosure. In the event that there is a shortfall between the sale price of the property and the amount in arrears after your property is sold, you are responsible for settling the shortfall (if any).
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- Late payment charges of 1% per annum will be imposed on the amount in arrears until the full settlement of the amount in arrears.
- All other terms and conditions in the letter of offer shall apply.

9. What if I fully settle the loan before its maturity?

- A penalty will be imposed if you fully settle your loan facility before its maturity (early settlement).
- The penalty on early settlement within five (5) years from date of full disbursement is as follow:-
 - 5% flat on the financing amount if redeemed within the first three (3) years; and
 - 3% flat on the financing amount if redeemed after three (3) years but within five (5) years.
- All other terms and conditions in the letter of offer shall apply.

10. Do I need any Insurance/Takaful coverage?

- I. Mortgage reducing term insurance (MRTA) is optional but highly encouraged.
 - MRTA is an insurance scheme to cover the borrower's mortgage (who is an insured member) against death, diagnosis of terminal illness, and total and permanent disability. When such an unfortunate event occurs, it will pay off the outstanding mortgage amount in accordance with the MRTA Table of Benefits, to the policyholder.
 - Financing of MRTA premium is also available.
- II. Compulsory Fire Insurance.
 - The Bank can provide quotation(s) to you for any compulsory insurance offered by the Bank's own panel of insurance provider. However, you are free to use the service of other insurance providers.

11. What are the Qualifying Criteria?

Eligible Borrowers:

- Malaysian Citizen.
- First time home-buyer.
- Age limit is subject to the financing tenure.

Eligible Properties:

- Residential properties located in Malaysia (all areas) including Sabah and Sarawak.
- Property value up to RM300,000.00.
- Owner Own Occupation (buyers are required to reside in the property).
- Moratorium for sale of property with purchase price up to RM300,000.00 is five (5) years from the financial agreement date.

Financing Requirements:

- Financing tenure not exceeding thirty-five (35) years, subject to the customer's age not exceeding 70 years at the end of loan period.
- Amortizing facility only (no redrawable features).

- Installments payable via standing instruction.

12. Requirement of Financial Education

- It is mandatory for first time house buyers with gross monthly household income up to RM5,000.00, purchasing a residential property up to RM300,000.00, to complete an online financial education module offered by Agensi Kaunseling and Pengurusan Kredit (AKPK) via its “RumahKu” portal at <https://power.akpk.org.my>, prior to submitting the loan application.
- The online financial education module certificate is to be printed and submitted to the Bank prior to submitting the loan application.

13. What are the major risks?

The interest rate on this loan is floating and it is pegged to SBR. The interest rate may change according to changes in the reference rates. An increase in interest rate may result in higher monthly repayment.

14. What do I need to do if there are changes to my contact details?

- It is important that you inform us of any changes in your contact details to ensure that all notices and correspondence reach you in a timely manner.
- In accordance with the Bank’s policy/guidelines and per the standard security documents, any changes of contact details shall be in writing and duly signed by the customer(s) and addressed to the Bank.

15. Where can I get assistance and redress?

If you have difficulties in making the monthly repayments, you should contact us as soon as possible to discuss the available repayment alternatives. You may reach us at :-

Asset Quality Management

Community Banking
Affin Bank Berhad
Level 4, 401 & 501, Block C
Kelana Business Centre
Jalan SS7/2
47301 Kelana Jaya
Selangor Darul Ehsan
Tel : 03-82302828

Alternatively, you may seek the services of the Agensi Kaunseling and Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counseling, financial education and debt restructuring for individuals.

You can reach AKPK at :

Agensi Kaunseling and Pengurusan Kredit (AKPK)

Level 5 & 6

Menara Aras Raya (Formerly known as Menara Bumiputra Commerce)

Jalan Raja Laut

50350 Kuala Lumpur

Tel : 03-2616 7766

Website: www.bijakkewangan.akpk.org.my

If you wish to complain on the product or services provided by us, you may reach us at :

Customer Feedback & Resolution Management

Level 9, Menara AFFIN,

Lingkaran TRX, Tun Razak Exchange,

55188 Kuala Lumpur

E-mail : yourvoice@affingroup.com

If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK (“BNMLINK”) at :

Block D, Bank Negara Malaysia

Jalan Dato’ Onn

50480 Kuala Lumpur

Tel : 1 300 88 5465

Fax : 03-21741515

eLINK Web Form : bnmtelelink@bnm.gov.my

16. Where can I get further information?

Should you require additional information about taking up a housing loan, please reach us at the nearest branch to you or call our Contact Centre no. 03-82302222 or visit our website at www.AffinAlways.com for further details.

17. Other housing loan/home financing packages available

- AFFIN Home Solution Plus
- AFFIN Home Step Fast

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU FAIL TO MAKE THE MONTHLY REPAYMENTS FOR YOUR LOAN FACILITY AND YOU WILL HAVE TO BEAR ALL COSTS AND EXPENSES INCURRED BY THE BANK IN RELATION TO THE BANK’S FORECLOSURE ACTION.

The information provided in this disclosure sheet is valid at 20 May 2024.

- I/We hereby acknowledge that the key terms of this product disclosure sheet, in particular, the terms affecting my/our obligations, have been adequately explained to me/us by the Bank's staff, representative or agent.

Signature :

Name :

NRIC No :

Date :