



## **Property Term Loan Campaign 2020 (“this Promotion”) Terms and Conditions (“these Terms and Conditions”)**

### **1. Term**

- 1.1. This Promotion will commence on 14<sup>th</sup> August 2020 and end on 31<sup>st</sup> December 2021 (“Promotion Period”).

### **2. Eligibility**

- 2.1 This Promotion is applicable to property term loan applications for the purchase or construction of a new or existing property; or refinancing of existing property.
- 2.2 To be eligible for this Promotion, you must take up a new property term loan with minimum tenor of ten (10) years and minimum loan amount of BND200,000.
- 2.3 All borrowing must be made under Business Name only irrespective of property type.
- 2.4 The approval of your property term loan is subject to full satisfaction of our criteria including our credit assessment and documentation requirements.

### **3 Offers**

- 3.1 Subject to eligibility, you may choose one of the following offers:

<b>Offer A</b>	<b>Offer B</b>	<b>Offer C</b>
Interest rate at <b>4.5% EIR*</b> + Subsidy of <b>3%</b>	Interest rate at <b>4% EIR*</b>	Interest rate at <b>4.5% EIR*</b> + Subsidy of <b>1%</b> + <b>Free partial / full prepayment after 5 years</b>

\*Effective Interest Rates (“EIR”) are floating and linked to the Base Lending Rate (“BLR”). For the avoidance of doubt, the BLR is currently at 5.5% and subject to fluctuation at our discretion. The interest rates stated in the table above are for illustrative purposes.



3.1.1 Offer A:

- i. The interest to be charged for the approved property term loan will be at 1% below the BLR which is subject to fluctuation at our discretion.
- ii. Subject to 3.1.1(iii) below, the subsidy granted to you will be 3% of the approved loan amount. The subsidy is capped at a maximum of BND15,000.
- iii. The subsidy shall be used for payment of fees including but not limited to preparation of legal documentation, fire insurance and valuation reports as determined by us at our sole discretion. The balance of the unutilized eligible subsidy amount (if any) will be credited into your account with us.
- iv. In the event the loan facility is partially or fully settled before its full loan tenor, the Bank reserves the right to recover the whole subsidy granted to you under this Promotion.

3.1.2 Offer B:

- i. The interest to be charged for the approved home loan will be at 1.5% below BLR which is subject to fluctuation at our discretion.
- ii. In the event the loan is partially or fully settled within 10 years from the date of final drawdown, an additional 1% will be added to the prepayment fee.

3.1.3 Offer C:

- i. The interest to be charged for the approved property term loan will be at 1% below BLR which is subject to fluctuation at our discretion.
- ii. Subject to Clause 3.1.3(iii) below, the subsidy granted to you will be 1% of the approved loan amount. The subsidy is capped at a maximum of BND5,000.
- iii. The subsidy shall be used for payment of fees including but not limited to legal documentation, fire insurance and valuation reports as determined by us at our sole discretion. The balance of the unutilized subsidy amount (if any) will be credited to your account with us.
- iv. If the loan is partially or fully settled after 5 years from the date of first loan repayment by you (The client) the prepayment fees will be waived.
- v. In the event the loan facility is transferred to other financial institutions before its full tenor or is partially or fully settled prior to 5 years from the date of first loan repayment, the Bank reserves the right to recover the whole subsidy granted to you under this Promotion and the full prepayment fees as set out in the tariff booklet will apply.

3.2 Each applicant is entitled to select only one offer for the property term loan facility application.

3.3 Upon confirmation of the offer at the point of application, there shall be no changes made to the application (save for minor correction on genuine mistakes in the information provided by you) and/or the offer selected after the Banking Facility Letter has been executed between the Bank and yourself. Any changes to the application and/or offer by you after the signing of the Banking Facility Letter will be construed as a cancellation, for which a cancellation fee shall apply and fully be borne by you.

3.4 For this Promotion, the processing fee for all property term loan applications will be 1% of the loan amount with minimum of BND500 and maximum of BND1000.



3.5 Should you cancel your property term loan application before your loan is disbursed, you must pay all fees and costs payable in connection with the loan processing or it may be debited from your account with us (without notice to you).

#### **4 Banking Agreement**

4.1 This Promotion is governed and subject to be contained within our terms and conditions on which we provide our products including but not limited to the Standard Terms and any other documents forming our Banking agreement.

4.2 These Terms and Conditions are governed by and construed in accordance with the laws of Brunei.

#### **5 General**

5.1 We may vary, modify, delete or add to these Terms and Conditions by notice to you in accordance with our usual practice and in accordance with any applicable law. This may include giving notice to you by public announcement.

5.2 We may substitute benefits with similar value and at any time without prior notice and without assigning reasons thereof.

5.3 We may grant the benefits of this Promotion to anyone at any time at our sole discretion.

5.4 We may cancel or withdraw this Promotion at any time without prior notice and without assigning reasons thereof.

5.5 In the case of any disputes arising from or in connection with this Promotion, our decision is final and conclusive.