

New Home Loan Campaign 2021 (“this Promotion”) Terms and Conditions (“these Terms and Conditions”)

1. Term

- 1.1. This Promotion will commence on 4 January 2021 until 30 June 2021, both days inclusive (“Promotion Period”).

2. Eligibility

- 2.1 This Promotion is applicable to home loan applications for the following purposes:
- 2.1.1 the purchase or construction of a new residential property;
 - 2.1.2 balance transfers of residential mortgages from other financial institutions; and
 - 2.1.3 refinancing of existing residential property.
- 2.2 To be eligible for this Promotion, you must take up a new home loan with minimum tenor of twelve (12) years and minimum loan amount of BND100,000.
- 2.3 Your salary must be assigned to us throughout the duration of your loan.
- 2.4 Employees of Standard Chartered Bank and Standard Chartered Securities (B) Sdn Bhd are eligible to participate in this Promotion.
- 2.5 The approval of your home loan is subject to full satisfaction of our criteria including our credit assessment and documentation requirements.

3 Offers

- 3.1 Subject to eligibility, each application is entitled to select only one of the offers below for each home loan application.

Offer A	Offer B	Offer C	Offer D
Interest rate at 4.5% EIR* + Subsidy of 5%	Interest rate at 4.25% EIR* + Subsidy of 2%	Interest rate at 4.5% EIR* + Subsidy of 1% + Free partial / full prepayment after 5 years	Interest rate at 4.0% EIR*

*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 home 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 5% 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 1.25% below BLR which is subject to fluctuation at our discretion.
- ii. Subject to Clause 3.1.2(iii) below, the subsidy granted to you will be 2% of the approved loan amount. The subsidy is capped at a maximum of BND10,000.
- 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. In the event the loan 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.

3.1.3 Offer C:

- i. The interest to be charged for the approved home 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 or by the Government of Brunei Darussalam and its entities, the prepayment fees will be waived, and subsidy granted will not be clawed back.
- v. In the event the loan facility is transferred to other financial institutions before its full tenor, 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.

3.1.4 Offer D:

- 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 12 years from the date of final drawdown, an additional 1% will be added to the prepayment fee.

- 3.2 The first fifty (50) approved applications will be given a **free Google Nest Hub** upon signing of the Banking Facility Letter.
- 3.3 For this Promotion, the processing fee for all home loan applications will be waived.
- 3.4 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 borne fully by you.
- 3.5 Should you cancel your home 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 (without notice to you) from your account with us.

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 Customer Terms, Mortgage Loan 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 as set out in Clause 7.3 of Customer Terms.
- 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.