

## STANDARD CHARTERED BANK MALAYSIA BERHAD

### COMMERCIAL MORTGAGE ZERO COST CAMPAIGN

#### TERMS AND CONDITIONS

##### Campaign

1. The Standard Chartered Bank Malaysia Berhad ("the Bank") **Commercial Mortgage Zero Cost Campaign** ("Campaign") commences on **1 January 2020** and ends on **31 December 2020**, inclusive of both dates ("Campaign Period").
2. By participating in this Campaign, participants agree to be bound by all the Campaign terms and conditions below.
3. This Campaign terms and conditions must be read with the respective product terms and the relevant banking agreements. If there are any inconsistencies between this Campaign terms and conditions and the relevant product terms and the banking agreement this Campaign terms and conditions shall prevail limited only to the inconsistencies.

##### Eligibility

4. The Campaign is open to clients who apply for a mortgage loan and complete the execution of all security documentation for mortgage facilities (Standard / Conventional Term Loan or Business MortgageOne™ Account), with a minimum amount of RM800,000 and a maximum of RM5,000,000 per facility.
5. Under this Campaign the bank will bear the valuation cost together with the legal cost and stamp duties related to the loan documentation ("Zero Cost").
6. The categories of mortgage facilities that will be applicable for clients to enjoy Zero Cost under this Campaign are as follows;
  - (a) financing the purchase of completed commercial units;
  - (b) refinancing of eligible client's existing completed commercial mortgage facility with other financial institutions;
  - (c) refinancing of client's existing completed commercial units which are free from encumbrances.
  - (d) top-up of client's existing commercial mortgage facility with the Bank.
7. The applicable completed commercial properties have to be in Klang Valley, Penang and Johor.
8. The loan application has to be submitted and captured in the Bank's system within the Campaign period.
9. The preparation and completion of security documentation under this campaign for clients must be assigned only to the Bank's Zero Cost listed panel law firms and valuers.
10. All applications are subject to the Bank's approval & credit evaluation.

## Exclusion

11. For purposes of this Campaign, Facility does not include any of the following;
  - (a) loans below the minimum amount of RM800,000; and/or
  - (b) conversion of, or refinancing from or to Standard Chartered Saadiq Berhad; and/or
  - (c) restructuring of existing mortgages
12. Zero Cost does not include legal fees, stamp duty and registration fee for the perfection and registration of the charge if the initial loan documentation is in the form of an Assignment.
13. This Campaign is not open to non-resident and any applications from non-resident will be excluded from this Campaign.

## General

14. The Bank reserves the rights to cancel, terminate, suspend or extend the Campaign without prior notice. For the avoidance of doubt, any cancellation, termination, suspension, or extension by the Bank of the Campaign shall not entitle customers to any claim of compensation against the Bank for any and all losses or damages suffered or incurred as a direct or indirect result of the act of cancellation, termination, suspension or extension of the Campaign.
15. The Bank's decisions relating to this Campaign are final and binding on all participants. No appeal and/or correspondence will be entertained. If any matters arise which are not covered in these terms and conditions, they will be determined solely by the Bank.
16. The Bank may vary any of these terms and conditions and extend the Campaign Period. Any such change will be announced on the Bank's website at <https://www.sc.com/my/>
17. By participating in the Campaign, all participants:
  - (a) consent for the Bank to disclose their particulars to the Bank's service providers and suppliers for purposes of running this Campaign;
  - (b) consent for the Bank to disclose or publish their personal information such as their names and identities and any general information that the Bank sees fit about the participants or their account(s) in any media, marketing or advertising materials; and
  - (c) grant the Bank the absolute and unfettered right to modify, use and/or publish any still or moving image of the participants for any promotional, marketing, commercial or other related purpose, without any payment or compensation.
18. The Campaign and these terms and conditions are governed by the laws of Malaysia. The participants agree that the Courts of Malaysia have jurisdiction over all matters arising from this Campaign.