

PRODUCT DISCLOSURE SHEET FOR HOUSING LOAN

Read this Product Disclosure Sheet before you decide to take up the Product below:

- Please tick whichever is applicable in this document.
- Standard Term Loan** **My First Home Scheme**
- MortgageOne™** **Priority Sector Housing Loan (RePS)**

Standard Chartered Bank Malaysia Berhad

Ref No.: _____

Customer Name: _____

Date of PDS issuance: _____

Be sure to also read the Client Terms and Products Terms for Mortgage which are available at any of our branches or on our website at sc.com/my. You may seek clarification from any of our branches if you do not understand any part of this document or the general terms.

1. What is this product about?

<input type="checkbox"/> Standard Term Loan	This housing loan is offered to you on a variable rate basis referring to the Base Rate (BR) and you are in turn offering your house as a security for this loan.
<input type="checkbox"/> MortgageOne™	This housing loan is offered to you on a variable rate basis referring to Base Rate (BR) and you are in turn offering your house as a security for this loan. It is an innovative housing loan product that combines a standard mortgage with a transactional freedom of a current account. Customer needs to maintain one account to cater for the housing loan, revolving credit, savings and current account. Interest on the Mortgage is calculated on actual daily balance outstanding. Customer has the ability to reduce the principal loan amount by simply depositing all his income, idle cash to MortgageOne™ Account. As a result, the principal loan amount will be reduced and there will be a substantial reduction in the loan tenure which translates into cost savings. MortgageOne™ allows complete flexibility to repay the loan and withdraw money or make payment directly from the MortgageOne™ account up to a preset limit. Withdrawals are allowed anytime and at any amount that customer has overpaid to the MortgageOne™ account.
<input type="checkbox"/> My First Home Scheme	This housing loan is granted to you subject to you meeting all criteria under My First Home Scheme (“the Scheme”) set out by the Bank and/or Cagamas SRP Berhad. This housing loan is offered to you on a variable rate basis referring to Base Rate (BR) and you are offering your house as a security for this loan. Please visit the website www.srp.com.my for more information on the product and criteria.
<input type="checkbox"/> Priority Housing Loans (RePS)	This housing loan is offered to the lower and middle income segment, at the prescribed rate, to facilitate the home ownership. This housing loan is offered to you on variable rate basis referring to the Base Rate (BR) and you are offering your house as a security of this loan.

2. What do I get from this product?

<ul style="list-style-type: none"> Total amount borrowed: RM _____ Margin of financing: _____ % Tenure: _____ months 	<ul style="list-style-type: none"> Interest rate: <input type="checkbox"/> BR = _____ % Year 1: _____ % = _____ % Year 2: _____ % = _____ % Thereafter: _____ % = _____ % Effective Interest Rate: _____ %
---	---

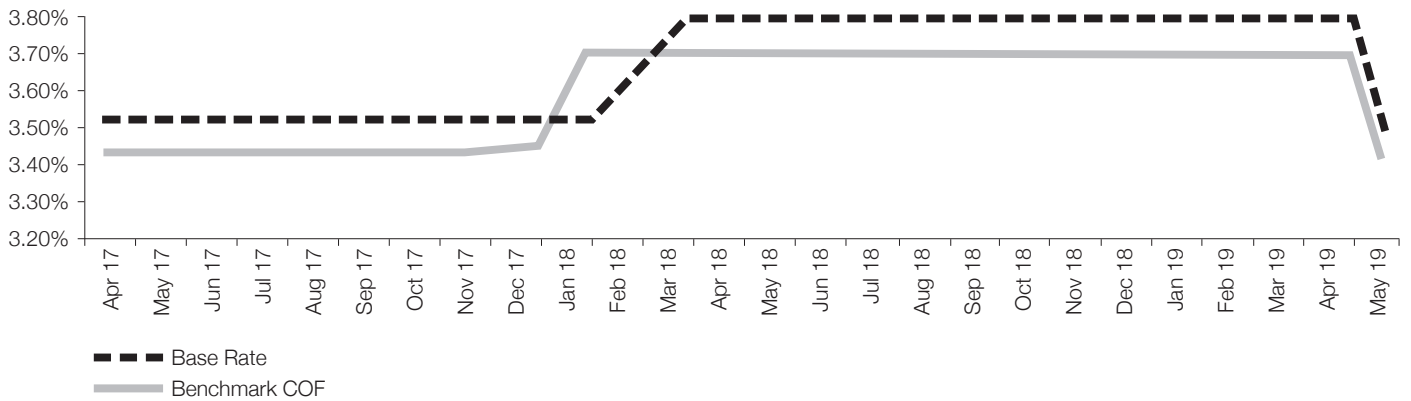
3. What is the Base Rate (BR)?

The BR we offer on this product is made up of two parts, our benchmark cost of funds (COF) and the Statutory Reserve Requirements (SRR) cost imposed by Bank Negara Malaysia. Our benchmark COF is the marginal cost of raising funds for the mortgage loans.

4. What are the possible scenarios to trigger a change in the BR?

Our BR can rise or fall due to changes in the benchmark COF and changes in the SRR.
Changes in the benchmark COF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee (MPC) of Bank Negara Malaysia. In addition, as the benchmark COF is the marginal cost of raising funds, it will change in the line with fluctuation in the market funding condition.
SRR cost will change in line with changes in the SRR rate as decided by MPC of Bank Negara Malaysia.

5. Historical benchmark COF and BR in the last 3 years



6. What are my obligations?

Important: Your monthly instalment and total repayment amount will vary if the BR changes.

	Today (BR = _____ %)	If BR goes up 1%	If BR goes up 2%
Monthly Instalment:			
Year 1: RM _____ x 12 months	RM _____	RM _____	RM _____
Year 2: RM _____ x 12 months	RM _____	RM _____	RM _____
Thereafter: RM _____ x ___ months	RM _____	RM _____	RM _____
Total Repayment Amount			
The total interest amount payable is:	RM _____	RM _____	RM _____
The total repayment amount you must pay back at the end of ___ years, including the loan interest and loan amount borrowed is:	RM _____	RM _____	RM _____

Note:

- The total interest payable and total repayment amount which is based on the Effective Interest Rate may vary if BR changes. For the latest BR changes, you may refer to the Banks website (sc.com/my).
- The Effective Interest Rate may vary if BR changes.
- Any late payment, prepayment, overpayment of monthly instalment or other changes to the terms on the facility will also change the total interest amount payable, total repayment amount and effective interest rate.
- The monthly instalment amount and total repayment amount is calculated based on the assumption that your loan will be fully disbursed during the first disbursement. Your monthly instalment amount and total repayment amount may vary from the amount stated above if your loan requires multiple disbursements.
- Your interest rate can change based on market conditions if you have taken a loan calculated on a variable rate basis. The monthly instalment we have provided you with is indicative and may change if your loan is re-priced due to changes in the reference rates. **Reference Rate refers to Base Rate (BR)*
- The amount of your first interest servicing will be due one (1) month after first drawdown of your loan. Further interest servicing will be due each month on the corresponding date falling one (1) month after the first drawdown date.
- The first instalment as stated above will be due one (1) month after full drawdown of your loan or upon expiry of twenty four (24) or thirty six (36) months from the date of first drawdown as stipulated in the Letter of Offer, whichever is earlier. Further instalments will be due each month on the date corresponding to the first drawdown date, until the total amount of the loan and interests have been repaid.
- You have to service interest payments during the construction period of a property under construction.

Sample Calculation – for under construction property financing

Total Loan amount: RM1,000,000.00 Loan Tenure: 30 years

Interest Rate: BR + 1.00% p.a. = 4.52% p.a., Base Rate (BR) at 3.52% p.a., currently.

Under Construction Period: 2 years

Rate	Today	If BR goes up 1% p.a.	If BR goes up 2% p.a.
Loan disbursement up to date MYR100,000.00 (10% disbursement)	MYR507.87	MYR567.51	MYR628.72
Loan disbursement up to date MYR500,000.00 (50% disbursement)	MYR2,539.37	MYR2,837.57	MYR3,134.58

- If the repayment period extends beyond your retirement age, it is important for you to have a plan for your repayment obligations during retirement.
- If you have problems meeting your loan obligations, contact us early to discuss on your repayment alternatives.
- For My First Home Scheme, if you opt for step-up financing whereby you choose to repay only the interest/profit portion for the first 5 years of financing tenure upon full disbursement; the implications of opting for step-up financing would result in higher monthly repayment from year 6 onwards and higher total interest charges at the end of the financing tenure.

7. What other charges do I have to pay?

Stamp Duties

As per the Stamp Duty Act 1949 (revised 1989)

Legal Fees & Disbursements

Include fees and disbursements for the security documents, registration of charge (property with individual title), land search and bankruptcy search.

Processing Fee

- Waived
 One-time fee charged for approved loan

Rate (RM)	Total Loan Amount Range (RM)
RM50 (+SST rate if applicable)	Up to 30,000
RM100 (+SST rate if applicable)	30,001 – 100,000
RM200 (+SST rate if applicable)	100,000 and above

Cancellation Fee

- If you cancel the Facility(ies) after accepting the Letter of Offer and before the first drawdown of the Facility(ies), you shall pay the Bank a cancellation fee.
- If it is stipulated in the Letter of Offer that the Bank is to bear or finance the legal fees, valuation fees or stamp duty, the cancellation fee is 2.25% of the total Facility(ies) amount approved.
- If it is stipulated in the Letter of Offer that you are to bear the legal fees, valuation fees or stamp duty, the cancellation fee is 0.5% of the total Facility(ies) amount approved.

Fees applicable for MortgageOne™ only:

Set Up Fee

RM200.00 (+SST rate if applicable) one off upon acceptance of the loan (including MRTA financing disbursement).

Monthly Maintenance Fee

RM10.00 (+SST rate if applicable) monthly starting from the 1st disbursement of your loan.

Utilisation Fee

Utilisation Fee will be charged at the rate of 1% per annum on the unutilised portion of the Total Loan Limit Available At Last Due Date whenever the Utilisation Rate is equal or below 30% ("Trigger Level") of the Total Loan Limit Available At Last Due Date

$$\text{Utilisation Fee} = \frac{(100\% - \text{Average Utilisation Rate}) \times \text{Total Loan Limit Available At Last Due Date} \times 1\%}{12}$$

Utilisation Rate is the percentage difference between the Outstanding Loan Amount and the average monthly Cash Balance over the Total Loan Limit Available At Last Due Date. The Utilisation Rate, Outstanding Loan Amount, Cash Balance and Total Loan Limit Available At Last Due Date will be stated in your monthly loan statement.

$$\text{Average Utilisation Rate} = \frac{(\text{Outstanding Loan Amount} - \text{Monthly Average Cash Balance})}{\text{Total Loan Limit Available At Last Due Date}}$$

Note: Please refer to our website at sc.com/my for other fees and charges.

8. What if I fail to fulfil my obligations to pay my loan on time on the due date?

Default Rate

- Late payment charges of 1% p.a. calculated on a daily rests basis on the amount in arrears, causing the total outstanding to increase.

Repricing of Interest Rate

- If you fail to pay 2 monthly instalments consecutively or the amount in arrears is more than 30 days past the repayment due date, we will increase the financing rate as follows:

Past due 30 – 59 days = BR + 4.50% p.a. from Effective Date (next day after past due date)

Past due more than 60 days = BR + 5.50% p.a. from Effective Date (next day after past due date)

Sample Calculation for Loan Outstanding Amount of RM100,000 for loan tenure of 30 years

Outstanding Loan Amount of RM100,000	Today	Past Due 30 – 59 days	Past due more than 60 days
Effective Interest Rate:	4.50%	8.02%	9.02%
Monthly Repayment:	MYR506.69	MYR735.16	MYR804.83

- Right to set-off: We have the right to set-off any credit balance in your account maintained with us against any outstanding balance in this loan account.
- Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all costs. You are also responsible to settle any shortfall after your property is sold.
- Consequence of non repayment including any legal action taken against you may affect your credit rating and profile leading to credit being more difficult or expensive to you.
- In the event of default, we have the right to outsource debt collection to an external agency and the right to sell non-performing loans (NPL) to a third party.

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

- Lock-in period: _____ years from first disbursement.
- Early redemption fee: _____ % on the approved amount.

Note: Applicable for loan packages where the Bank subsidises the legal fees, valuation fees or stamp duty.

For My First Home Scheme:

1. The ownership of the property cannot be sold within five years from the date of the financing contract.
2. In the event of an early settlement within five years from the date of the financing contract, please refer to your letter of offer for the penalty details.

10. Do I need any insurance coverage?

Mortgage Reducing Term Assurance (MRTA)

You are highly encouraged to take up MRTA as insurance coverage will partially or fully pay off your outstanding amount with the bank in the event of death or total permanent disability depending on your MRTA plan. *You may subscribe for MRTA through our panel of approved insurance companies or from any licensed non-panel insurance operators.

Fire Insurance

You are to subscribe for fire insurance for the Property, for such amount(s), duration and terms as we may require.*You may subscribe for fire insurance through our panel of approved insurance companies or from any licensed non-panel insurance operators. In the event of a third party charge or assignment, you shall procure the taking up of the said insurance by the said chargor/assignor of the property.

In the event that the developer or management company of the Property has subscribed for such fire insurance or group insurance, you shall procure the said developer and/or management company to assign the insurance to us, with our name thereon endorsed as the loss payee and deliver a copy of the policy to us.

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

It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.

12. Where can I get assistance and redress?

- If you have difficulties in making repayments, you should contact us earliest possible to discuss repayment alternatives. You may contact us at:
Standard Chartered Bank Malaysia Berhad
Tel No. : 1 300 131 322
Fax No. : +603-9207 6633 / +603-9207 6634
E-mail : Malaysia.Feedback@sc.com
- Alternatively, you may seek the services of Agensi Kaunseling dan 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 may contact AKPK at:
Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur
Tel No. : +603-2616 7766
E-mail : csd@akpk.org.my
Website : www.akpk.org.my or www.speaksens.com.my
- If you wish to complain on the product or services provided by us, you may either:
- Complete the Complaints or Compliments Form on sc.com/my
- Contact us at:
Tel No. : 1 300 888 888 or +603-7711 8888
E-mail : Malaysia.Feedback@sc.com
- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or TELELINK at:
Block D, Bank Negara Malaysia
Jalan Dato' Onn
50480 Kuala Lumpur
Tel No. : 1 300 885 465
Fax No. : +603-2174 1515
E-mail : bnmtelelink@bnm.gov.my
- You may register for "POWER!" or "Program Pengurusan Wang Ringgit Anda", specially designed to equip you with essential financial knowledge and skills in money and personal debt management. You may get more information about the Programme from leaflets (available at our branches) or from AKPK's website.

13. Where can I get further information?

Should you require additional information about taking a housing loan, please refer to the banking info booklet on "Housing Loans", available at all our branches and the www.bankinginfo.com.my website.

If you have any enquiries, please contact us at:

Standard Chartered Bank Malaysia Berhad (Reg. No.: 115793-P)
Mortgage, Retail Banking
Level 26
Equatorial Plaza
Jalan Sultan Ismail
50250 Kuala Lumpur
Tel No.: +603-7711 8888
Fax No.: +603-7489 6868
E-mail: Malaysia.Feedback@sc.com

14. Other housing loan packages available

NIL

IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR HOUSING LOAN.

The information provided in this disclosure sheet is valid as at _____