

PRODUCT DISCLOSURE SHEET (“PDS”) FOR ISLAMIC HOME FINANCING

<p>Read this Product Disclosure Sheet before you decide to take up the Product below:</p> <p><input checked="" type="checkbox"/> Please tick whichever is applicable in this document.</p> <p><input type="checkbox"/> Saadiq My Home-i <input type="checkbox"/> Saadiq My HomeOne -i <input type="checkbox"/> REPS (Priority Sector Housing Finance) <input type="checkbox"/> My First Home Scheme Financing -i</p> <p>Be sure also to read the Standard Terms & Conditions for Saadiq Property Financing which is attached together with the Letter of Offer. It is also available at any of our branches or on our website at www.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.</p>	<p>Standard Chartered Saadiq Berhad</p> <p>Ref No: _____</p> <p>Customer Name: _____ _____</p> <p>Date of Issuance of PDS: _____</p>
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1	What is this product about?
<input type="checkbox"/> Saadiq My Home-i	This house financing is calculated on variable rate basis referring to the Base Rate (BR) and you are offering your house as security for this financing.
<input type="checkbox"/> Saadiq My HomeOne-i	This house financing is calculated on a variable rate basis referring to Base Rate (BR) and you are entering into a Musyarakah agreement with the Bank. This product combines a home financing with a Mudharabah operating profit sharing investment account. Rental rate on the facility is calculated on actual daily balance outstanding, which will take into account the credit balance in that operating profit sharing investment account (Saadiq My HomeOne-i Account). Customer has the ability to reduce the total amount payable to the Bank by depositing his idle cash to the operating profit sharing investment account. Withdrawals of those additional deposits are allowed at any time.
<input type="checkbox"/> REPS (Priority Sector Housing Finance)	REPS are Bank Negara Malaysia (BNM) mandated financing offered to the lower income segment, at the prescribed rate, to facilitate the home ownership. This house financing is calculated on variable rate basis referring to the Base Rate (BR) and you are offering your house as a security of this financing.
<input type="checkbox"/> My First Home Scheme Financing -i	This house financing is granted to you subject to you meeting all criteria under the My First Home Scheme (“the Scheme”) set out by the Bank and/or Cagamas SRP. This housing financing is calculated on a variable rate basis referring to Base Rate (BR) and you are offering your house as a security for this financing.

2 What is the Syariah concept applicable?

- The main Syariah Concept applicable is Musyarakah (Partnership) and Ijarah (Lease).
- This is the transaction whereby customer and the bank jointly acquire and co-own an asset/property. Customer's monthly installments which are paid to the Bank will increase customer's ownership of the asset/property. The ownership of the asset/property will progressively move towards the customer and the financing ends when the customer owns 100% of the asset/property.
- In consideration of the bank having agreed to grant the financing, customer irrevocably undertakes (Wa'd) to acquire the Bank's initial ownership interest in the asset/property if any of the following occurs:
 - (a) upon maturity or early settlement of the Facility;
 - (b) upon occurrence of the Event of Default;
 - (c) upon cessation of employment with the Bank or Standard Chartered Bank Malaysia Berhad ("SCBMB") (as the case maybe) due to any reason.

This undertaking shall be binding upon the customer's heirs, estate, personal representatives and successors in title of and on the successors in title and assigns of the Bank.

The customer is entitled to obtain the discharge and release of the obligations under this undertaking if any of the following occurs:

- (a) upon fulfillment and full performance of the obligations under the Undertaking; or
- (b) upon mutual revocation of the Undertaking; or
- (c) upon the Bank waiving its rights under the Undertaking in writing.

The undertaking by customer may results in potential risks which includes:

- (a) customer as the promisor has no recourse to the bank as the promisee; and
 - (b) the implications arising from breach of the undertaking by the customer.
- For Saadiq My HomeOne-i Account
 - The operating profit sharing investment account is under the Syariah contract of Mudharabah.
 - Mudharabah refers to an agreement between the operating profit sharing investment account holder and the Islamic banking institution where the investment account holder agree to participate in the financial activities undertaken by the Islamic banking institution and share the profit generated from financing and/or investment activities based on an agreed profit-sharing ratio.

3 What do I get from this product?

Customer's Initial Acquisition Payment/Financing

Amount: RM _____

Bank's Initial Acquisition Payment/Financing Amount:

RM _____

Bank's Initial Ownership (%): _____

Customer's Initial Ownership (%): _____

Margin of financing: _____%

Tenure: _____ months

Rental Rate

Year 1: _____%

Year 2: _____%

Year 3: _____%

Year 4: _____%

Year 5: _____%

Thereafter: _____%

Base Rate ("BR") is currently at _____ per annum.

Ceiling Rental Rate: 9.99% p.a.

4 What is 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 Requirement (SRR) cost imposed by Bank Negara Malaysia. Our benchmark COF is the marginal cost of raising funds for the property financings.

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

Our BR can rise or fall due to the following scenario:

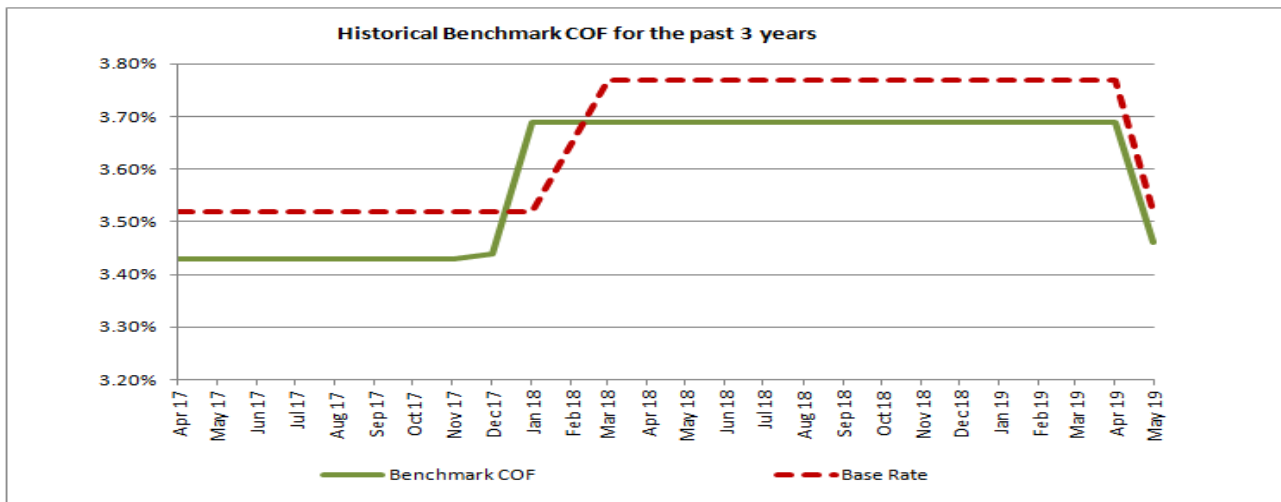
1. Changes in the benchmark Cost of Fund (COF)

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 line with fluctuation in the market funding condition.

2. Changes in the Statutory Reserve Requirement (SRR)

SRR cost will change in line with changes in the SRR rate as decided by MPC of Bank Negara Malaysia.

6 Historical benchmark COF and BR in the last 3 years



7 What are my obligations?

Important: Your Monthly Installment and Total Payment Amount will vary if Base Rate (BR) change

Monthly Installment (consists of rental payment and payment for acquisition of Bank's Initial Ownership):	Today (BR=)	If BR goes up 1%	If BR goes up 2%
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



The Total Rental Amount payable at the end of _____ year is:	RM	RM	RM
The Total Payment Amount you must pay the Bank, including the Rental Amount and Financing Amount disbursed at the end of _____ years is:	RM	RM	RM

Note:

1. *The Total Monthly Installment and Total Payment Amount will vary if Base Rate (BR) change*
2. *The Effective Rental Rate may vary if BR changes.*
3. *Any late payment, prepayment, overpayment of monthly instalment or other changes to the terms on the facility will also change the Total Rental Amount Payable, Total Payment amount and effective Rental Rate.*
4. *The Monthly Instalment amount and Total Payment Amount is calculated based on the assumption that your financing will be fully disbursed during the first disbursement. Your Monthly Instalment amount and Total Payment Amount may vary from the amount stated above if your financing requires multiple disbursements.*
5. *This Rental Rate can change based on market conditions if you have taken a financing calculated on a variable rate basis. The Monthly Instalment we have provided you with is indicative and may change if your financing is re-priced due to changes in the reference rates i.e. the Base Rate.*
6. *The amount of your first Rental servicing will be due one (1) month after first disbursement of your financing. Further Rental servicing will be due each month on the corresponding date falling one (1) month after the first disbursement date.*
7. *The first Monthly Instalment as stated above will be due one (1) month after full disbursement of your financing or as stipulated in the Letter of Offer, whichever is earlier. Further Monthly Instalments will be due each month on the date corresponding to the first disbursement date, until the Total Payment Amount and Total Rental Amount of the financing have been fully paid.*
8. *If the payment period extends beyond your retirement age, it is important for you to have a plan for your payment obligations during retirement. If you have problems meeting your payment obligations, contact us early to discuss your payment alternatives.*

8 What other charges do I have to pay?

- **Stamp Duties**
As per the Stamp Act 1949 (revised 1989)
- **Legal Fees & Disbursements**
Includes fees and disbursements for security documents, registration of charge (property with individual title), land search and bankruptcy search.
- **Processing Fees**
There are no processing fees.
- **Cancellation Fees**
If you cancel the Facility(ies) after accepting the Letter of Offer and before the first disbursement of the Facility, you shall pay the Bank a cancellation fee in the following manner:
 - i. If it is stated in the Letter of Offer that the bank is to pay or finance the legal fees, valuation fees and stamp duty, the cancellation fee is 2.25% of the Total Facility Amount approved.
 - ii. If it is stated in the Letter of Offer that all costs incurred or to be incurred with regard to the Facility are to be borne by you, the cancellation fee is 0.5% of the Total Facility Amount approved.
- **Fees applicable for Saadiq My HomeOne-i only**
 - i. **Setup Up Fee:** RM200.00 (inclusive of 0% GST) one off upon acceptance of the financing (including MRTT financing disbursement)

- ii. **Monthly Maintenance Fee:** RM10.00 (inclusive of 0% GST) monthly starting from 1st disbursement of the financing amount.

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

9 What if I fail to fulfill my obligations to pay my financing on the due date?

• **Compensation charges**

During the Financing Tenure

Any default in payment shall be subject to compensation for late payment on the arrears at a rate of 1% per annum calculated on daily rest (non compounded).

After the Financing Tenure

In the event of non-payment upon expiry of the tenure of the Facility, the Bank reserves the right to impose the current prevailing rate based on the Islamic Interbank Money Market (IIMM) or any other rate as stipulated by BNM from time to time on the amount overdue, accruing from the due date up to the date of full settlement. Notwithstanding the above, the amount of compensation shall not be compounded.

- **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 financing 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-payment 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 the debt collection to an external agency and the right to sell non-performing financings (NPF) to another licensed Islamic financial institution or third parties approved by the relevant authorities.

10 What if I fully settle the financing before its maturity?

- i. Prepayment/redemption is not allowed prior to full disbursement of the financing.
For facilities OTHER THAN Saadiq My HomeOne-i
- ii. Upon full disbursement, prepayment/redemption is allowed in multiples of RM5,000.00 provided that any amount prepaid is not available for reutilisation. For prepayment not amounting to full redemption, prior written notice must be given to us.
- iii. For full redemption, prior one month's written notice is given to us or in lieu one month's rental rate is paid to us.
For Saadiq My HomeOne-i facility
- iv. Prepayments in the form of additional deposits into the operating profit sharing investment account are permitted. These additional deposits may be withdrawn at any time.
- v. For full redemption, prior one month's written notice is given to us or in lieu one month's rental rate is paid to us.
For financing package where the Bank subsidises the legal and valuation fee
- vi. If the Facility is fully redeemed or fully settled by you within the first 3 years from the date of full disbursement of the Facility, you shall pay the Bank a total acquisition payment which includes the value of the Bank's Ownership in the Property. The value of the Bank's Ownership in the Property in this situation will include an additional 3% of the Facility. This 3% is a fair estimation of the direct cost incurred by the Bank which includes the valuation fees, legal fees, stamp duty and discharge fees or any other charges incidental to the Facility upon the terms of this Letter of Offer.

11 Do I need any Takaful coverage?

Mortgage Reducing Term Takaful (MRTT)

You are highly encouraged to take up MRTT as Takaful 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 MRTT plan.

*You may subscribe for MRTT through our panel of approved Takaful companies or from any licensed non-panel Takaful operators.

Fire Takaful

You are to subscribe for Fire Takaful for the Property, for such amounts (s), duration and terms as we may require.

Force Majeure

You are to subscribe for fire takaful or house owner takaful for the property to ensure takaful coverage on force majeure events. You agree where the loss, damage or impairment is due to force majeure event which takaful coverage is not obtained or maintained by you, you shall be responsible for restoring the usufruct and shall bear such cost.

*You may subscribe for Fire Takaful through our panel of approved Takaful companies or from any licensed non-panel Takaful operators. In the event of a third party charge or assignment, you shall procure the taking up of the said Takaful by the said charger/assignor of the property.

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

*To avoid delay in disbursement of the financing amount, you are encouraged to appoint from our panel of Takaful operators.

12 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.

13 Where can I get assistance and redress?

If you have difficulties in making payments, you should contact us earliest possible. You may contact us at:

Standard Chartered Saadiq Berhad
Tel No: 1300-13-1322
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 : 03-2616 7766
E-mail : csd@akpk.org.my
Website: www.akpk.org.my or

You may register for "POWER!" or "Program Pengurusan Wang Ringgit Anda", specially designed to

If you wish to complaint on the products or services provided by us, you may either:

- Complete the Complaints or Compliments Form on www.sc.com/my
- Contact us at:
Tel : 1-300-888-888 or 03-7711 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 : 1-300-88-5465
Fax : 03-2174 1515
E-mail : bnmtelelink@bnm.gov.my

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.

14 Where can I get further information?

Should you require additional information about taking an Islamic housing financing, please refer to the *bankinginfo* booklet on "House Financing-i", available at all our branches and the www.bankinginfo.com.my website.

If you have any enquiries, please contact us at:

Standard Chartered Saadiq Berhad
Menara Standard Chartered
Financing Retail Banking
30 Jalan Sultan Ismail
50250 Kuala Lumpur
Tel : 1-300-888-888 or 03-7711 8888
Email : Malaysia.Feedback@sc.com

15 Other housing financing packages available

All home financing packages are as stated in this PDS.

IMPORTANT NOTE:

YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR HOUSE FINANCING.

The information provided in this disclosure sheet is valid as at ([date of issuance of this PDS](#)).