

AFFIN CREDIT PLUS

PRODUCT DISCLOSURE SHEET

Bank : Affin Bank Berhad
Product : Affin Credit Plus
Date : 16 October 2018

1. What is this product about?

AFFIN CREDIT PLUS is a term loan or overdraft or combination of term and overdraft for the purpose of financing unencumbered properties.

- The loan or overdraft is for personal use and investment.
- It offers remortgage financing to completed and unencumbered residential property and business premise with individual or strata title or master title.
- Security is the completed and unencumbered residential property / business premise.

2. What do I get from this product?

Saving on interest from the enhanced features :-

- Interest computation on daily rest
- Flexibility of payment in excess of loan installment amount
- Flexibility of redrawing excess payment
- Margin of Finance : Up to 90% of Open Market Value + 5% (mortgage reducing term assurance, legal and documentation cost, stamping fee and valuation fee)
- Interest rate : Term Loan
BR + 1.01% p.a. whole tenure for property value less than RM400,000
BR + 0.86% p.a. whole tenure for property value from RM400,000 up to RM1 million
BR + 0.81% p.a. whole tenure for property value more than RM1 million

Overdraft

BR + 2.06% p.a. whole tenure

Vacant industrial land

BR + 4.61% p.a. whole tenure

Vacant factory lot

BR + 2.06% p.a. whole tenure

- Tenure : Minimum : 5 years
Maximum: Up to 35 years or age 70 years, whichever is earlier.

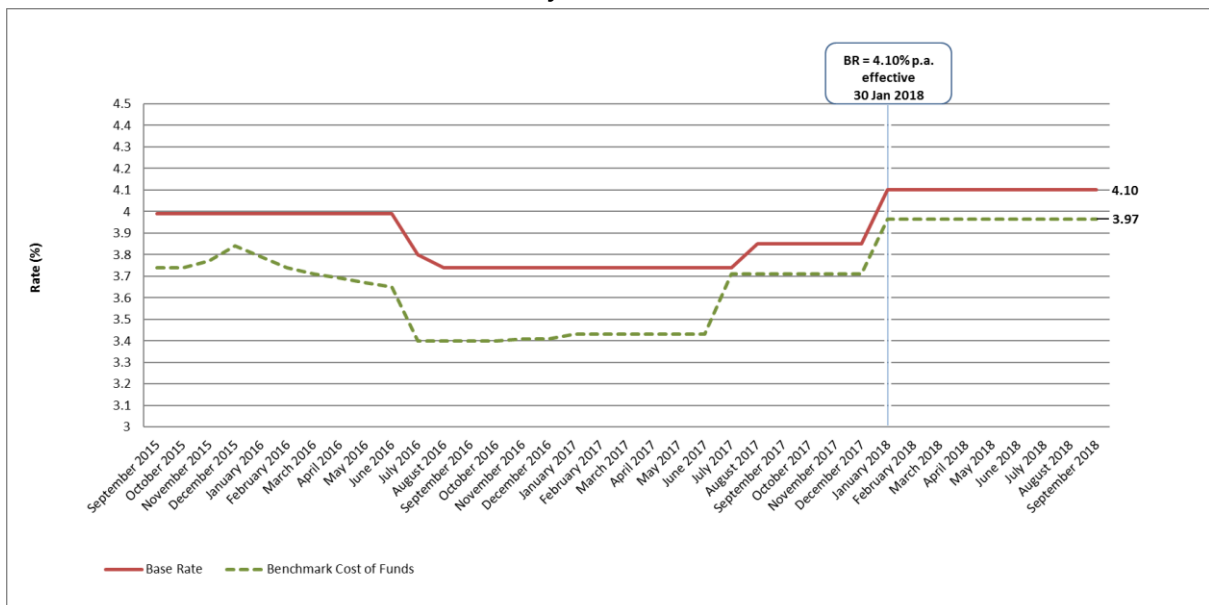
3. What is the Base Rate (BR)?

The new Reference Rate Framework introduced by Bank Negara Malaysia aims to provide a more transparent reference rate to enable better decision by consumers in making choices among the many loan products offered by financial institutions. Under this framework, the Base Rate (BR) will replace the Base Lending Rate (BLR) and Base Financing Rate (BFR) as the main reference rate for new retail floating rate loans effective 2nd January 2015. The Bank's BR is computed based on its benchmark cost of funds and the Statutory Reserve Requirement (SRR) cost, and is applicable for both conventional loans and Islamic financing.

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

The BR can rise or fall due to changes in monetary policy such as the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of Bank Negara Malaysia, as well as other factors such as changes in funding conditions.

5. Historical benchmark COF in the last 3 years:



6. What are my obligations?

▪ Example :

Total amount borrowed	: RM350,000
Margin of finance	: 90%
Tenure	: 30 years
Interest rate	: BR + 1.01%

▪ Obligations :

Monthly installment : RM1,849.05

The total amount you must pay back, including the amount borrowed is RM665,653.72

Your monthly installment and total repayment amount will vary if Base Rate (BR) changes. E.g.

Rate	BR=3.85%	If BR goes up 1%	If BR goes up 2%
Monthly installment (RM)	1,849.05	2,067.03	2,295.75
Total interest cost at the end of 30 years (RM)	315,655.04	394,129.50	476,466.94
Total repayment amount at the end of 30 years (RM)	665,653.72	744,128.35	826,465.60

Revised Base Rate (BR) with effect from 30/1/2018 is 4.10% p.a.

7. What are the fees and charges I have to pay?

- Stamp Duties – as per the Stamp Duty Act 1949 (revised 1989).
- Legal fees, disbursement fees, valuation fees and miscellaneous charges (depending on product package offerings).
- Redraw fee is RM25.00 inclusive of 0% Goods and Services Tax (GST) per transaction.
- Commitment fee of 1% will be charged on unutilized portion for overdraft amount above RM250,000.
- With effect from 1st April 2015, Goods and Services Tax (GST) will be implemented. As a GST registered company, AFFINBANK will be charging GST at 6% for all taxable supplies made to you on or after 1st April 2015 onwards.
- As per all other terms and conditions in the Letter Of Offer.

8. What if I fail to fulfill my obligations?

If you have problem meeting your loan obligations, contact us early to discuss repayment alternatives. Delay on your part could lead to the following consequences :

- In the event your Facility is in default for three (3) months on :-
 - (i) payment of interest pending the commencement of installment; or
 - (ii) payment of the monthly installments,the Bank shall convert the prescribed rate in this letter of offer to BR + 4.35% p.a. calculated on the balance outstanding,
- When the Facility is classified as a Non-Performing Loan, the Bank shall convert the prescribed rate in your letter of offer to BR + 6.35% p.a.
- We have the right to set-off any credit balance in your account maintained with us against any outstanding balance in this loan account.
- We may proceed with legal action if you fail to respond to our reminder notices. Your property may be foreclosed. You will have to bear all costs related to foreclosure. In the event that there is a shortfall after your property is sold, you are responsible to settle the balance.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- As per all other terms and conditions in the Letter Of Offer.

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

- Retention period is 3 years from date of full disbursement
- Penalty of 2% on original loan sum if redeemed within the retention period.

10. Do I need any insurance/Takaful coverage?

- Mortgage Reducing Term Insurance (MRTA) is optional but highly encouraged.

MRTA is an insurance scheme to cover the mortgage borrower who is an insured member against death, diagnosis of terminal illness, and total and permanent disability. When such unfortunate event occurs, it will pay off the outstanding mortgage loan amount in accordance to the MRTA Table of Benefits, to the policyholder.

11. What is the feature of “redraw” and what are the conditions applicable?

Redraw feature is an enhanced feature which allows borrower to withdraw fund if there is excess payment / money in the advance payment bucket, subject to the following conditions :-

- Account fully disbursed.
- Subject to minimum available balance of RM5,000 in advance payment bucket.
- Minimum advance amount available after drawdown is equal or more than the next monthly installment due amount.
- Redraw must be for a minimum of RM3,000 in multiples of RM1,000 and credited to current or savings account.
- Redraw request must be made in writing or via affinOnline for sole borrower who has registered as affinOnline user.
- Redraw fee is RM25.00 inclusive of 0% Goods and Services Tax (GST) per transaction debited to borrower’s current or savings account.

- Current or savings account holders must be the same as the loan account holders. (applicable to both single and joint account holders)
- EPF is strictly for prepayment and not for redraw.

Note :

Advance Payment

Any repayment that is in excess of the monthly instalment with no prior notice is defined as Advance Payment. This Advance Payment will be used to off-set future instalment and will not reduce the loan outstanding, but will enjoy savings on daily interest charged.

Prepayment

Any repayment in multiples of RM1,000 and in excess of the monthly instalment and must be with prior notice of one (1) month served on the Bank to prepay. The pre-paid amount will be used to reduce the loan outstanding and will also enjoy savings on daily interest charged. Prepayment transaction must be performed over the counter at any of our branches.

12. What are the major risks?

If you have problems meeting your loan obligations, contact us early to discuss repayment alternatives. The interest rate on this loan is floating and it is pegged to Base Rate (BR). Interest rate may change according to changes in the reference rates. An increase in interest rate may result in higher monthly repayment.

13. 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.
- In accordance to Affin Bank's policy/guidelines and per standard security documents, any change of contact details has to be in writing duly signed off by the borrower(s) and addressed to Affin Bank Berhad.

14. Where can I get assistance and redress?

- If you have difficulties in making repayments, you should contact us earliest possible.
- Alternatively, you may seek the services of Agensi Kaunseling and 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 can contact AKPK at :
Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur
Tel : 1-800-22-2575
E-mail : enquiry@akpk.org.my

- If you wish to complain on the product or services provided by us, you may contact us at :
Affin Bank Berhad
12th Floor, Menara Affin
80, Jalan Raja Chulan
50200 Kuala Lumpur
Tel : 03-20559000
Fax : 03-20261104
E-mail : yourvoice@affinbank.com.my

- 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 : 03-21741515
E-mail : bnmtelelink@bnm.gov.my

15. Where can I get further information for a housing loan application?

- Should you require additional information about taking a housing loan, please contact us at our nearest branch to you or call our Call Centre no. 03-82302222 or visit our web site www.affinonline.com for further details

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR LOAN

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