

AFFIN CREDIT PLUS

PRODUCT DISCLOSURE SHEET

Please read and understand this Product Disclosure Sheet before you decide to take out the Affin Credit Plus. Be sure to read and understand the terms and conditions stated herein and also the terms and conditions contained in the Letter of Offer and the agreements. You are hereby reminded to always seek and obtain your own independent legal advice. Kindly seek clarification from Affin Bank Berhad if you do not understand any part of this document or the general terms stated herein.



Affin Bank Berhad 197501003274 (25046-T)
Product : Affin Credit Plus

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%
(MRTA/CLTA/CRTA (as defined below) legal and documentation cost, stamping fee and valuation fee)
- Interest rate : Term Loan
BR + 1.01% per annum (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 Base Rate (BR) we offer for retail floating rate loans is made up of two parts, our benchmark Cost of Funds (COF) and the Statutory Reserve Requirement (SRR) cost imposed by Bank Negara Malaysia.

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:

Please refer to affinOnline.com (under Loan > Let us help you > Home > Learn How > Application Details > Additional Information > Benchmark Cost of Funds used to determine the Base Rate) for the latest historical data.

6. What are my obligations?

▪ Example:

Total amount borrowed	: RM350,000.00
Margin of finance	: 90%
Tenure	: 30 years
Interest rate	: BR + 0.91%

▪ Obligations:

Monthly installment : RM1,593.23

The total amount you must pay back, including the amount borrowed is RM573,559.57

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

Rate	BR=2.70%	If BR goes up 1%	If BR goes up 2%
Monthly installment (RM)	1,593.23	1,796.35	2,011.49
Total interest cost at the end of 30 years (RM)	223,560.94	296,684.57	374,133.56
Total repayment amount at the end of 30 years (RM)	573,559.57	646,683.29	724,132.31

Revised Base Rate (BR) with effect from 14 July 2020 is 2.70% 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 per transaction.
- Commitment fee of 1% will be charged on unutilized portion for overdraft amount above RM250,000.
- As per all other terms and conditions in the Letter Of Offer.

Note: You will be given prior notice of at least twenty-one (21) days in the event of any changes to the fees and charges above.

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 :

- When the Facility is classified as a Non-Performing Loan, the Bank shall, with not less than 7 days notice, convert the prescribed rate in your letter of offer to BR + 6.35% p.a.
- With prior notice, 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 and expenses related to foreclosure. In the event that there is a shortfall between the sale price of the property and the amount in arrears after your property is sold, you are responsible to settle the shortfall (if any).
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- Late payment charges of 1% per annum on the amount in arrears till settlement of the amount in arrears.
- 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)/ Credit Level Term Assurance (CLTA)/ Credit Reducing Term Assurance (CRTA) is optional but highly encouraged.

MRTA/CLTA/CRTA 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/CLTA/CRTA Table of Benefits, to the policyholder.

- Compulsory Fire Insurance

The Bank may provide quotations to you for any compulsory insurance offered by the Bank's own panel of insurance provider. However, you are free to use the service of other insurance provider.

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 RM5,000.00 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 RM3,000.00 in multiples of RM1,000.00 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 per transaction deducted from redraw amount.
- 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 RM1,000.00 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 to discuss repayment alternatives. You may contact us at :-

Consumer Collection & Recovery

Community Banking
Affin Bank Berhad
Level 4, 401 & 501, Block C
Kelana Business Centre
Jalan SS7/2
47301 Kelana Jaya
Selangor Darul Ehsan
Tel : 03-82302828

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 : 03-2616 7766
E-mail : enquiry@akpk.org.my

If you wish to complain on the product or services provided by us, you may contact us at :
Customer Care and Quality
17th Floor, Menara Affin
80, Jalan Raja Chulan
50200 Kuala Lumpur
Tel : 1 800 88 3883
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 Contact Centre no. 03-82302222 or visit our web site www.affinonline.com for further details

16. Other loan/financing packages available

- Affin Home Solutions Plus
- Affin Extra Plus

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR LOAN AND YOU WILL HAVE TO BEAR ALL COSTS AND EXPENSES INCURRED BY THE BANK IN RELATION TO THE BANK'S FORECLOSURE ACTION.

The information provided in this disclosure sheet is valid at 27 January 2021.

I/We hereby acknowledge that the key terms of this product disclosure sheet, in particular, the terms affecting my/our obligations, have been adequately explained to me/us by the Bank's staff, representative or agent.

Signature :

Name :

NRIC No :



Date :