

## AFFIN EXTRA PLUS

### PRODUCT DISCLOSURE SHEET

Please read and understand this Product Disclosure Sheet before you decide to take out the Affin Extra 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 Extra Plus**

#### 1. What is this product about?

**AFFIN EXTRA PLUS** is a term loan or overdraft granted to existing mortgage borrowers with Affin Bank.

- The loan or overdraft is for personal use and investment.
- Security is the residential property / business premise currently being financed.
- Existing mortgage loan account must be fully disbursed.
- Repayment track record on existing mortgage loan showed prompt payment in the last 1 year.

#### 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 & documentation cost, stamping fee and valuation fee), inclusive of existing mortgage loan outstanding.
- Interest rate : BR (as defined below) + 0.60% per annum (p.a)

#### 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](http://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% (inclusive of existing mortgage loan outstanding)  
 Tenure : 30 years  
 Interest rate : BR + 0.60%

##### ▪ Obligations:

Monthly installment : RM1,533  
 The total amount you must pay back, including the amount borrowed is RM551,822

Your monthly instalment 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 instalment (RM)	1,533	1,732	1,944
Total interest cost at the end of 30 years (RM)	201,823	273,538	349,683
Total repayment amount at the end of 30 years (RM)	551,822	623,536	699,682

**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 Days Past Due is ninety one (91) days, the Bank shall, with not less than 7 days notice, revise the prescribed rate in your letter of offer to BR + 5.94% 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?**

No 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 in excess of the monthly instalment must be made with one (1) month prior notice to the Bank as prepayment. The prepaid amount will be used to reduce the loan outstanding and you will also enjoy savings on the daily interest charged. Prepayment requests are to be forwarded to any of our branches or you can call our Contact Centre at 03-82302222. The prepayment will be effected upon completion of the one month notice period.

### **12. Financial Education**

Mandatory to First time house buyers with gross monthly household income up to RM5,000.00 purchasing a residential property up to RM300,000.00 :-

- Borrower is mandatory to complete an online financial education module offered by Agensi Kaunselling and Pengurusan Kredit (AKPK) via its “RumahKu” portal at [learn.akpk.org.my](http://learn.akpk.org.my), prior to submitting the financing application.
- Certificate to be printed and submitted to Affin Bank prior to submitting the financing application.

**13. 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.

**14. 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.

**15. 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](mailto: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](mailto: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](mailto:bnmtelelink@bnm.gov.my)

**16. 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](http://www.affinonline.com) for further details

**17. Other loan/financing packages available**

- Affin Home Solutions Plus
- Affin Credit 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 19 March 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 :