

PRODUCT DISCLOSURE SHEET

Read this Product Disclosure Sheet before you decide to take out the Affin Home Solutions Plus. Be sure to read the terms and conditions. Seek clarification from your institution if you do not understand any part of this document or the general terms.

Bank : Affin Bank Berhad
Product : Affin Home Solution Plus
Date : 10 May 2019

1. What is this product about?

AFFIN HOME SOLUTION PLUS is a housing loan with product features such as interest on daily rest, payment in excess of installment and redrawing facility. This product offers financing of new, sub-sale and refinancing of residential properties value above RM 200,000. Security is the residential property being financed / refinanced.

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 or Sales & Purchase Price, whichever is lower + 5% (MRTA, CLTA, legal & documentation cost, stamping fee and valuation fee)
- Interest rate : Attractive interest rate up to BR + 0.81% (terms and conditions apply)
- Tenure : 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. Our benchmark COF reflects the cost of raising new funds and is based on combination of 3-month Kuala Lumpur Interbank Offer Rate (KLIBOR) and Fixed Deposit funding costs.

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 > 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 : RM 350,000
 Margin of finance : 90%
 Tenure : 30 years
 Interest rate : BR + 0.91%

▪ **Obligations :**

Monthly installment : RM 1,881.02
 The total amount you must pay back, including the amount borrowed is RM677,163.48

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

Rate	BR= 4.10%	If BR goes up 1%	If BR goes up 2%
Monthly instalment (RM)	1,881.02	2,100.68	2,330.91
Total interest cost at the end of 30 years (RM)	327,164.87	406,243.10	489,126.70
Total repayment amount at the end of 30 years (RM)	677,163.48	756,241.69	839,125.47

Revised Base Rate (BR) with effect from 10 May 2019 is 3.95% p.a.

Note : Borrower has to serve interest during construction period for a property under construction.

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.
- 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.
- 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 first disbursement.
- No retention period for subsale financing
- Early settlement penalty : 2% on original loan sum if redeemed within 3 years retention period.
- As per all other terms and conditions in the Letter Of Offer

10. Do I need any insurance/Takaful coverage?

- Mortgage Reducing Term Insurance (MRTA)/ Credit Level Term Assurance (CLTA) is optional but highly encouraged.

MRTA/CLTA 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 Table of Benefits, to the policyholder.

Financing of MRTA/CLTA premium is also available.

- 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 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 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)

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. Financial Education

Mandatory to First time house buyers with gross monthly household income up to RM5,000 purchasing a residential property up to RM300,000 :-

- 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, 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 our Collection Centre :-

Consumer Loan Supervision & Asset Management
Level 2 & 9, Menara Serba Dinamik
No. P3.4, Persiaran Perbandaran
40000 Shah Alam
Selangor Darul Ehsan
Tel : 03-82302828
Fax : 03-5110453/03-55110454 (level 2) and 03-55110457 (level 9)

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

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 for further details

17. Other housing loan/home financing packages available

- Affin Home Flexi Plus
- Skim Rumah Pertamaku

IMPORTANT NOTE:

YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTSON YOUR HOUSING LOAN

The information provided in this disclosure sheet is valid at 10 May 2019.