



## PRODUCT DISCLOSURE SHEET

### BSN MyHome

Date :

(To be filled in by Sales / Branch Personnel)

(Please read this Product Disclosure Sheet before you decide to take out the **BSN MyHome [Pinjaman Perumahan Rakyat (PPR)]**. Be sure to also read the terms and conditions in the letter of offer. Kindly seek clarification from BSN if you do not understand any part of this document or the general terms).

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

- BSN MyHome [Pinjaman Perumahan Rakyat (PPR)] is a housing loan facility for individual who meets the following criteria :
  - Malaysian citizen
  - Age 18 to 60 years old during application and 65 years old at the end of the loan tenure
  - Without any proof of income
  - Have the ability to repay the loan
  - Still do not have any housing loan facility with other financial institutions
  - First time home buyer and for owner occupant only
  - BSN Giro/i account holder
  - Security Deposit equivalent to 3 months of monthly instalments

#### 2. What do I get from this product?

- Loan Amount : From RM25,000 up to RM300,000
- Loan Tenure : Up to 35 years
- Loan Margin : Property 92% + MRTA 5% + TRLT 3%
- Interest Rate :

Loan Amount (RM)	Tenure (Year)	Effective Interest Rate (EIR)	
		Completed Property	Under Construction Property
RM 100,000 and below	Whole tenure	BR + 3.00%	BR + 3.00%
>RM100,000 up to RM300,000	1 - 2	BR + 1.20%	BR + 0.95%
	Thereafter		BR + 1.20%

Note : \*Current BSN Base Rate (BR) is 3.85% (with effect from 13 May 2019).

- Loan Tenure  years
- Loan Margin  %

Note:

- The above information is based on completed property, loan amount of RM120,000, and 30 years loan tenure.
- The above example is for illustration only. It may not indicate the conditions or obligations of each BSN MyHome product.

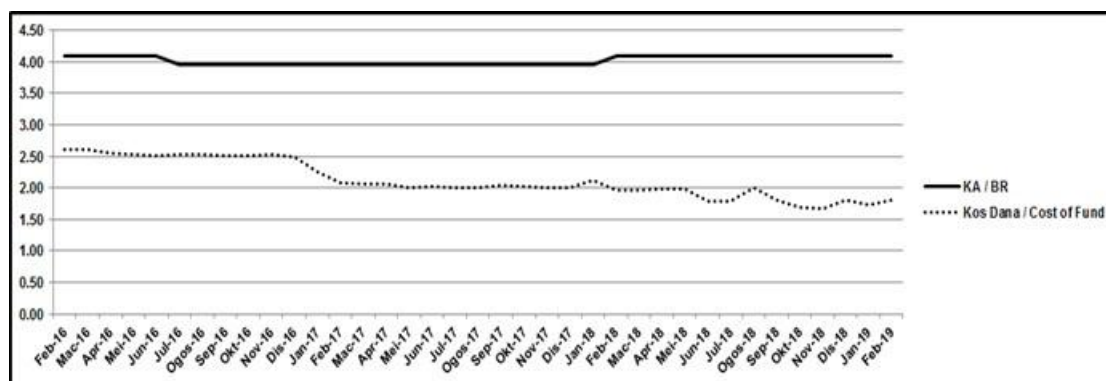
#### 3. What is the Base Rate (BR)?

- The BR we offer on this product is made up of two parts; our Cost of Funds (COF) at highest rate offered and Mandated Holding Cost.

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

- Our BR can rise or fall due to changes in the COF and Mandated Holding Cost. Changes in the COF and Mandated Holding Cost could occur due to changes in the business plan and business strategies, general market funding conditions and Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of Bank Negara Malaysia, after taking into consideration of other factors such as global and domestic economic environment.

## 5. Historical Benchmark COF in the last 4 years



## 6. What are my obligations?

- Your monthly instalments :  
Year [ 1 ] - [ 30 ] : RM [ 647.86 ]
- Total repayment amount at the end of [ 30 ] years is RM [ 233,228.83 ].

**Important :** Your monthly installment and total repayment amount will vary if the BR changes.

Rate	Today (BR = 3.85%)	If BR goes up 1%	If BR goes up 2%
Monthly instalment	RM 647.86	RM 723.32	RM 802.40
Total interest cost at the end of [ 30 ] years	RM 113,228.83	RM 140,396.16	RM 168,862.79
Total repayment amount at the end of [ 30 ] years	RM 233,228.83	RM 260,396.16	RM 288,862.79

Note :

- The above information is based on completed property, loan amount of RM120,000, and 30 years loan tenure.
- The instalment amount above is based on the assumption that the EPR is unchanged.
- The above example is for illustration only. It may not indicate the conditions or obligations of each BSN MyHome product.

## 7. What other charges do I have to pay?

a)	Stamp Duties	As per the Stamp Act 1949 (Revised 1989)
b)	Disbursement Fee	Include but not limited to stamping fees, registration of charge, lodgement and withdrawal of caveats and other related charges like bankruptcy search and land search.
c)	Legal Fees Pertaining to Securities Documentations	All legal fees and incidental expenses in connection with the preparation of the security documents for financing Facility.
d)	Valuation Fee	Valuer fees for preparation of formal valuation report (applicable to completed property only)
e)	Processing Fees	Waived
f)	Security Deposit (if applicable)	As per Letter of Offer

Note: All payments are one-off payment only.

## 8. What if I fail to fulfil my obligations?

- Late Payment Charges of 1% p.a. on the amount in arrears.
- The Bank has the right to set-off any credit balance in your account(s) maintained with the Bank against any outstanding balance in this loan account which the Bank will notify you in 7 calendar days in advance.
- Legal action will be taken if you fail to respond to reminder notices and the legal cost will be borne by you.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

## 9. What if I fully settle the financing during the lock in period / before maturity period?

- You may submit a written notice to the Bank to obtain the early settlement amount. The payment can be done at any time during working hours and at any of the Bank's branches.
- This loan is subject to the lock in period which in the event the early settlement is made during the lock in period, additional charges will be imposed as follows :
  - 2.50% which will be calculated based on the principal balance if the full settlement is made within three (3) years from the date of the first disbursement.
  - 2.50% which will be calculated based on the partial settlement amount if the partial settlement is made within three (3) years from the date of the first disbursement.

## 10. Do I need any insurance coverage?

- Mortgage Reducing Term Assurance (MRTA) is required to protect your interest in the event of death or permanent disability during the loan tenure.
- Houseowners / fire / Takaful Rumahku - Long Term (TRLT), if necessary.

## 11. What do I need to do if there are changes to my contact details?

- It is important that you inform our Customer Service Center via mail or email of any changes in your contact details to ensure that all correspondences reach you in a timely manner.

## 12. Where can I get assistance or redress?

- If you have difficulties in making monthly payments, you should contact us earliest possible to discuss payment alternatives. You may contact us at :

Address : (Name of the branch),  
BSN,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel : \_\_\_\_\_  
Fax : \_\_\_\_\_  
E-mail : \_\_\_\_\_

(To be filled in by Sales / Branch Personnel)

- 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 counselling and debt restructuring for individuals. You can contact AKPK at :

Address : Level 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 complaint on the products or services provided by us, you may contact us at :

Address : Customer Service Center, BSN  
Tel : 1300 88 1900 / 03-2613 1900 (Overseas)  
Fax : 03-2613 1888  
E-mail : [customercare@bsn.com.my](mailto:customercare@bsn.com.my)

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or TELELINK at :

Address : Block D, Bank Negara Malaysia,  
Jalan Dato' Onn.  
50480 Kuala Lumpur.

Tel : 1300 88 5465

Fax : 03-2174 1515

E-mail : [bnmtelelink@bnm.gov.my](mailto:bnmtelelink@bnm.gov.my)

### 13. Where can I get further information?

- Should you require additional information on BSN MyHome [*Projek Perumahan Rakyat (PPR)*], please refer to [www.mybsn.com.my](http://www.mybsn.com.my) website.

### 14. Other housing loan packages available

- BSN MyHome (Residential Property)
- BSN MyHome (Youth Housing Scheme)
- BSN MyHome (Commercial Property)
- BSN MyHome [*Skim Khas Pembiayaan Rumah Pekerja Estet (SKRE)*]
- BSN MyHome [Affordable Home (AHB40)]

#### **DISCLAIMER :**

The terms and conditions indicated in this Product Disclosure Sheet are tentative / indicative and not binding on the Bank. The final terms and conditions are as stipulated in the Notification Letter of Offer and Facility Agreement after loan approval.

Hereby I have read and understand the terms and conditions above.

\_\_\_\_\_  
Customer's Signature

**IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS OF YOUR HOME LOAN.**

The information provided in this Product Disclosure Sheet is valid as at \_\_\_\_\_ or until \_\_\_\_\_.