



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 [Youth Housing Scheme (YHS)]. 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?

- Youth Housing Scheme is a first-time home ownership scheme for single or married youth aged between 21 to 45 years with household income not exceeding RM 10,000 per month.
- BSN will provide loan amount of 100% of the purchase price and an additional 5% of purchase price to finance insurance (MRTA).
- The loan documentation cost including legal fees shall be borne by the purchaser.
- 100% of stamp duty exemption for the first RM300,000 on purchase of first property, for property price up to RM500,000. Exemption period is for 2 years until December 2020.
- The Government is also to aid monthly instalments of RM200 per month that will be credited to customer's loan account for a period of 2 years, from the date of first disbursement to the developer / vendor.
- This housing loan is calculated on a variable rate basis and you are offering your house as a security for this loan.
- This facility is offered for financing a purchase of property either completed, under construction or sub-sale.

2. What do I get from this product?

- The maximum facility is based on assessment of your financial standing, provided that it matches with your eligibility or repayment capability.
- Interest Rate : Pricing range between BR + 0.60% up to BR + 1.00% depending on the customer's profile and property location.
- Minimum loan tenure is 5 years; and
- Maximum age at the end of loan tenure is 70 years old, subject to maximum loan tenure 35 years (whichever earlier);
- For self-employment, the maximum age is 65 years old, subject to maximum loan tenure 35 years (whichever earlier).

Note : Current BSN Base Rate (BR) is 3.60% (With effect from 31st January 2020).

- Loan Tenure years
- Loan Margin %

Note :

- The above information is based on completed property, loan amount of RM350,000, interest rate at 4.40% (BR + 0.80%) with 30 years loan tenure.
- The above example is for illustration only. It may not indicate the conditions or obligations of each BSN MyHome product.

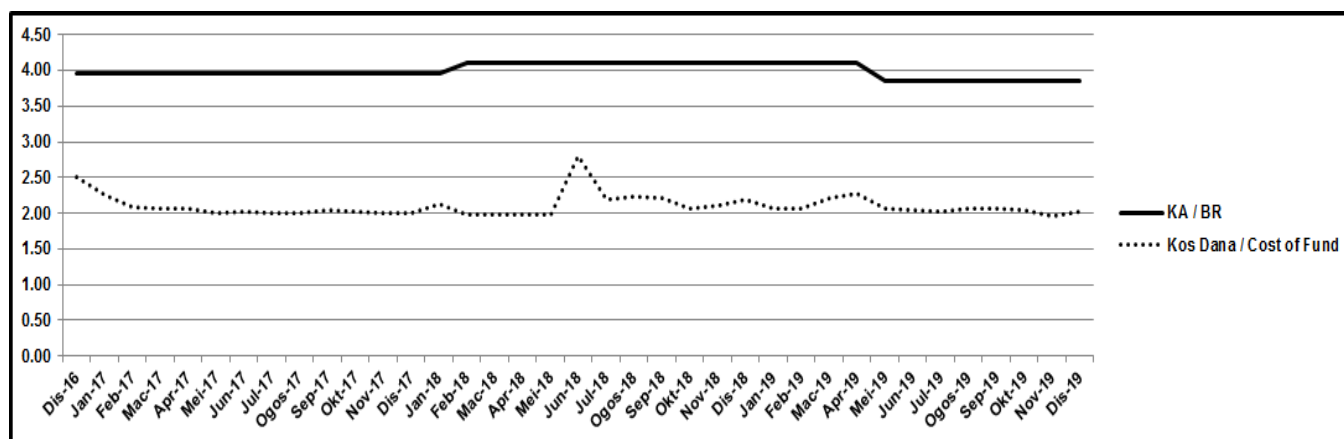
3. What is the Base Rate (BR)?

- 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 benchmark 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 3 years



6. What are my obligations?

- Your monthly instalments :
Year [1] - [30] : RM [1,752.66]
- Total payment amount at the end of [30] years is RM [630,958.75].

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

Rate	Today (BR = 3.60%)	If BR goes up 1%	If BR goes up 2%
Monthly instalment	RM1,752.66	RM1,965.36	RM2,189.27
Total interest cost at the end of [30] years	RM280,958.75	RM357,528.80	RM438,137.45
Total payment amount at the end of [30] years	RM630,958.75	RM707,528.80	RM788,137.45

Note :

- The above information is based on completed property, loan amount of RM350,000, interest rate at 4.40% (BR + 0.80%) with 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

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 loan during the lock in period / before maturity period?

- The property cannot be transferred or sold to another party (ies) within 5 years.
- 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.

10. Do I need any insurance coverage?

- Mortgage reducing term assurance (MRTA) is an option to protect your interest in the event of death or permanent disability during the loan tenure.
- House owners / 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

- 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

- 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

13. Where can I get further information?

- Should you require additional information on BSN MyHome [Youth Housing Scheme (YHS)], please refer to www.mybsn.com.my website.

14. Other housing loan packages available

- BSN MyHome (Residential Property)
- BSN MyHome (Commercial Property)
- BSN MyHome [*Skim Khas Pembiayaan Rumah Pekerja Estet* (SKRE)]
- BSN MyHome (*Projek Perumahan Rakyat*)
- 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 PAYMENTS OF YOUR HOME LOAN.

The information provided in this Product Disclosure Sheet is valid as _____ or until _____.