



BSN MyHome-i

Date :
(To be filled in by Sales / Branch Personnel)

PRODUCT DISCLOSURE SHEET

(Please read this Product Disclosure Sheet before you decide to take out the **BSN MyHome-i (Residential Property)**. 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-i (Residential Property) is offered for financing a purchase of property either completed / under construction, refinancing or sub-sale. The selling price of the property shall be calculated at a Contracted Profit Rate (CPR) and repayable by deferred payment. However, you are eligible to enjoy *ibra'* (rebate) which is the difference between the CPR and the Effective Profit Rate (EPR).
- The monthly instalment of this financing will fluctuate and vary depending on the Effective Profit Rate (EPR). However, the instalment shall not exceed the selling price that has been agreed upfront.
- *ibra'* (rebate) will be given upon early settlement.

2. What is the Shariah concept applicable?

- The Shariah concept used is Commodity Murabahah (*Tawarruq*) which refers to buying and selling of the commodities as the underlying asset on the deferred basis by way of Murabahah (sale contract with the disclosure of the asset cost price and profit margin), then selling it to a third party to obtain cash.
- The *Tawarruq* concept also involves *Wakalah* contract (Agency) which adopts a 'dual-agency' arrangement, whereby involves the followings :
 - i. The appointment of the Bank who acts as an agent on behalf of the customer to conclude the purchase of the commodity from the Bank on a Murabahah basis.
 - ii. The appointment of the Bank who acts as an agent to sell the commodity on behalf of the customer to a third party.

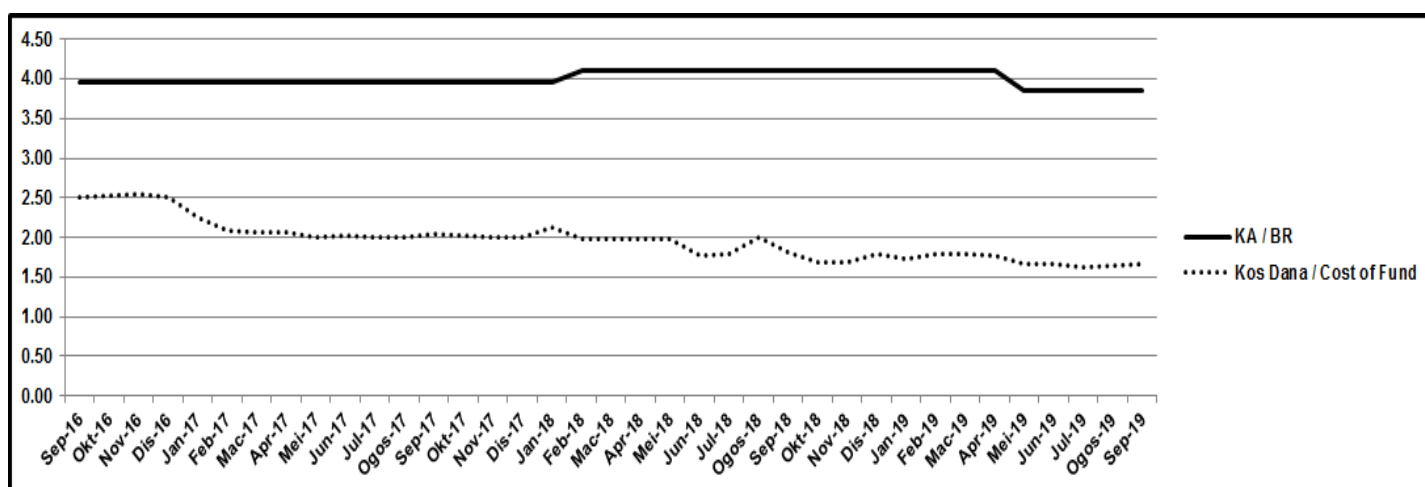
3. What is the Base Rate (BR)?

- 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 3 years



6. What do I get from this product?

- The maximum financing is based on assessment of your financial standing provided that it matches with your eligibility or payment capability.
- Profit rate :

No.	Financing Amount	Tenure	Effective Profit Rate (EPR)
			Completed Property and Under Construction
1	RM 100,000 and below	Whole Tenure	BR + 3.00%
2	> RM 100,000 until < RM 300,000		BR + 0.60%
3	> RM 300,000 until < RM500,000		BR + 0.50%
4	RM 500,000 and above		BR + 0.40%

Note :

- Current BSN Base Rate (BR) is 3.85% (With effect from 13 May 2019).
- Additional 0.15% from the above profit rate for financing without Takaful.

- Minimum Financing tenure is 5 years and maximum 35 years or age 65 years or age 70 years* (whichever is earlier).

Note : *Terms and conditions apply.

- Your Tenure years
- Margin of financing %
- Total Selling price RM
- Contracted Profit Rate (CPR) %

Note :

- The above information is based on completed property, financing amount of RM350,000, and 30 years financing tenure.
- The above example is for illustration only. It may not indicate the conditions or obligations of each BSN MyHome-i product.

7. What are my obligations?

- Your monthly instalments :
Year [1]-[30] : RM [1,742.34]
- Total payment amount at the end of [30] years is RM [627,242.86].
- If applicable, *Ibra'* (rebate) may be granted to the customer for the difference between the Contracted Profit Rate (CPR) and the Effective Profit Rate (EPR).

EPR Rate	Today (BR = 3.85%)	If BR goes up 1%	If BR goes up 2%
Monthly instalment	RM 1,742.34	RM 1,954.45	RM 2,177.82
Total profit at the end of [30] years	RM 277,242.86	RM 353,601.26	RM 434,016.99
Total payment amount at the end of [30] years	RM 627,242.86	RM 703,601.26	RM 784,016.99

Note :

- The above information is based on completed property, financing amount of RM350,000, and 30 years financing 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-i product.

8. 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)	<i>Wakalah</i> Fee	<table border="1"> <thead> <tr> <th>No.</th> <th>Subject</th> <th>Fee</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Bank act as purchase agent</td> <td>RM15</td> </tr> <tr> <td>2.</td> <td>Bank act as sell agent</td> <td>RM15</td> </tr> <tr> <td colspan="2">Total</td> <td>RM30</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • <i>Wakalah</i> fee is waived for financing amount of RM100,000 and below while RM30 of <i>Wakalah</i> fee will be imposed for financing amount of more than RM100,000. • RM30 (exclude GST) for <i>Wakalah</i> contract will be debited into customer's Financing Account. 	No.	Subject	Fee	1.	Bank act as purchase agent	RM15	2.	Bank act as sell agent	RM15	Total		RM30
No.	Subject	Fee												
1.	Bank act as purchase agent	RM15												
2.	Bank act as sell agent	RM15												
Total		RM30												

Note: All fees are one-off payment only.

9. What if I fail to fulfil my obligations?

- Late Payment Charges based on *Ta'widh* (compensation) will be imposed as below :

Within the Facility Period :

$$\frac{\text{Overdue instalment(s)} \times 1\% \times \text{No. of overdue day(s)}}{365}$$

After the Facility Period :

$$\frac{\text{Outstanding principal} \times \text{IIMM}^* \times \text{No. of overdue day(s)}}{365}$$

Note : * IIMM : Islamic Interbank Money Market refers to the rate as may be determined by Bank Negara Malaysia (BNM) from time to time.

- Should you fail to pay the instalment for three (3) consecutive months or such other term as the Bank may stipulate at its absolute discretion, Bank reserve the right to reduce the *Ibra'* whereby the profit rate shall be revised to Default Rate which is to be calculated on the principle balance of the facility effective immediately after the date of default until expiry of the facility period. However, Default Rate shall not exceed the Contracted Profit Rate (CPR). – if applicable
- 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 financing account which the Bank will notify you in seven (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.

10. 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 get the total amount of early settlement.
- The payment can be done at any time during working hours and at any of the Bank's branches.
- The Bank shall grant *ibra'* (rebate) to you for early settlement in the following events :
 - i. Early settlement or early redemption of the financing; or
 - ii. Settlement of the original financing contract due to financing restructuring exercise; or
 - iii. Settlement by Customer in the case of default; or
 - iv. Settlement by Customer in the event of termination or cancellation of financing before the maturity date
- The applicable formula for *ibra'* (rebate) = Deferred Profit - Early Settlement Charges (if any).

11. Do I need any takaful coverage?

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

12. 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.

13. Where can I get assistance and 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 : _____
Email : _____

(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 may contact AKPK at :

Address : Level 8, Maju Junction Mall,
1001, Jalan Sultan Ismail,
50250 Kuala Lumpur.
Tel : 03-2616 7766
Email : 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 / 603-2613 1900 (Overseas)
Fax : 03-2613 1888
Email : 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
Email : bnmtelelink@bnm.gov.my

14. Where can I get further information?

- Should you require additional information on BSN MyHome-i (Residential Property), please refer to www.mybsn.com.my website.

15. Other home financing packages available

- BSN MyHome-i (Commercial Property)
- BSN MyHome-i [*Projek Perumahan Rakyat Majlis Tindakan Ekonomi Negara-i (PPR MTEN)*]
- BSN MyHome-i [Affordable Home (AHB40)]
- BSN MyHome-i Youth Housing Scheme

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 financing approval.

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

Customer's Signature

IMPORTANT NOTE : YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR HOME FINANCING BSN MyHOME-i (RESIDENTIAL PROPERTY).

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