



PRODUCT DISCLOSURE SHEET

Please read this Product Disclosure Sheet before you decide to subscribe for Home Financing-i. Be sure to also read the terms and conditions in the Letter of Offer. Seek clarification if you do not understand any part of this document or the general terms.

BANK RAKYAT

HOME FINANCING-i

Package: <<CALPackage>>

Date: <<TodayDate>>

1. What is this product about?

- This financing facility is to assist you in financing the purchase of a residential property, residential land, and shophouse / commercial lot. The Bank's Selling Price is derived based on the Ceiling Profit Rate ("CPR") which is fixed throughout the financing tenure. However, the Effective Profit Rate ("EPR") is calculated on a floating / variable rate basis.
- Purpose of financing:
 - Purchase of completed house;
 - Purchase of house under construction;
 - Refinance of an existing property financing with Bank Rakyat or other financial institutions;
 - Remortgage of a house free from encumbrances;
 - Purchase of bungalow lot / residential land; and
 - Purchase of shophouse / commercial lot.
- Home Financing-i Flexi package extends the customer's flexibility to make the advance payment, giving the customer an advantage of saving on the profit of the financing account and possibly reducing the total financing payment period. In addition, the customer is allowed to withdraw the advance payment at any time without incurring additional fees and charges for each transaction subject to the Bank's policy.

2. What is the Shariah concept applicable?

- This financing is under the Shariah principles of *Murabahah* (by adopting *Tawarruq* practices) where based on *Wa'd* (promise) from the customer, the Bank will purchase the commodity from a commodity trader and then sells the commodity to the customer based on the *Murabahah* sale price (cost of commodities with profit) on deferred payment basis. The Bank then, as the customer's agent, will sell the commodity to a third party buyer on cash. The cash collected from third-party buyer will be deposited into the payee's account.
- The commodities being used are the commodities permissible by the Bank's Shariah Committee.

3. What do I get from this product?

Total Financing Amount	RM <<RevAmt>>	Financing Tenure	<<TotalTermYr>> years
Ceiling Profit Rate (CPR)	<<CustRate>> % per annum	Effective Profit Rate (EPR)	SBR + <<Spread>> %
Total Selling Price	RM <<SellingPrice>>	Standardised Base Rate ("SBR")	<<CALBRBFR>> %
Financing Margin	<<Margin>> %		

4. What is Standardised Base Rate (SBR)?

The SBR we offer on this product is based on the benchmark rate specified by Bank Negara Malaysia. The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Bank Negara Malaysia.

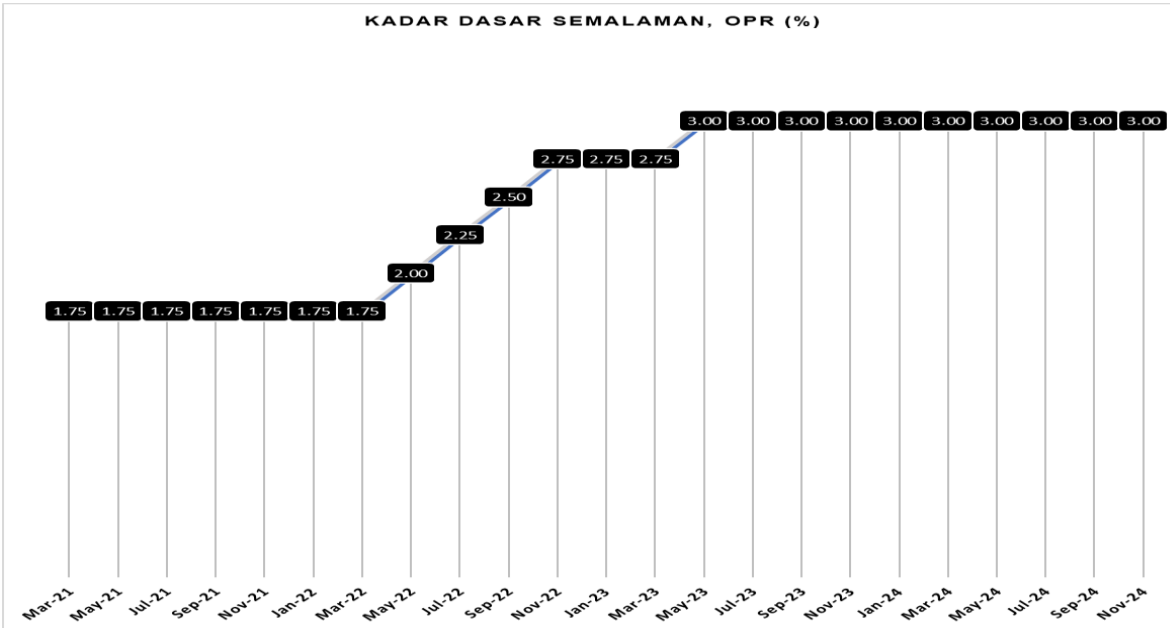


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5. What are possible scenarios to trigger a change in the SBR?

The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR).

6. Historical SBR for the past 3 years.



7. What are my obligations?

- Your monthly instalment is RM <<Installment>>.
- Total payment amount at the end of <<TermYr>> years is RM <<SellingPrice>>.

Rate	Today (SBR = __ %)	If SBR goes up by 1%	If SBR goes up by 2%
Monthly instalment	RM <<Installment>>	RM	RM
Total profit at the end of <<TotalTermYr>> years	RM <<TotalProfit>>	RM	RM
Total payment amount at the end of <<TotalTermYr>> years	RM <<SellingPrice>>	RM	RM

Note:

- Your monthly instalment and total payment amount will vary upon changes in SBR. However the total payment amount will not exceed the Total Selling Price.
 - We will communicate to you at least twenty one (21) calendar days prior to effective date of any revisions to the SBR and EPR which applicable to your financing.
- Prepayment or excess payment of the monthly instalment is allowed and will be treated as subsequent monthly instalment payment. The prepayment or excess payment, however, will effect to the profit calculation of your financing account.
 - For Home Financing-i Flexi Package, the advance payment of the monthly instalment is allowed and will give effect to the profit calculation of your financing account. The advance payment however, will not be treated as subsequent monthly instalment payment.



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8. For Home Financing-i Flexi Package, can I request for withdrawal of my advance payment?

- Yes, customer can request for withdrawal of the advance payment in multiple of RM1,000.
- Withdrawal is not allowed from the monthly instalment amount already paid, nor is it allowed from advance payment amount made through or from the Employee Provident Fund (EPF)'s withdrawal scheme.

Notes:

- Any withdrawal amount of advance payment shall increase the financing outstanding principal balance. New profit charged will be computed based on the revised financing principal balance.*
- Amount withdrawn will be credited to the customer's Savings Account-i / Electronic Current Account-I / Investment Account-i with the Bank.*
- At the point of withdrawal, the advance payment bucket balance is subject to a minimum balance of RM2,000 or equivalent to a one-month instalment amount (whichever is higher).*

9. What other charges do I have to pay?

No.	Type of Fee	Fee Amount / Detail
i.	Stamp Duty	0.5% of total financing as per Stamp Duty Act 1949 (Revised 1989).
ii.	Wakalah Fee	RM28.30
iii.	Disbursement Fee	Including fee for registration of charge and other related charges.
iv.	Legal Fee	All legal fees and incidental expenses related to your financing.
v.	Valuation Fee	Applicable to completed property only.
vi.	Custodian of Security Documents after Full Settlement	RM10 per set per month.
vii.	Issuance of Statement for EPF Withdrawal	RM15 per document.

10. What if I fail to fulfil my obligations?

- Compensation charge (Ta`widh) for late payment is as follows:

During the Facility Period	<ul style="list-style-type: none"> • Shall not be more than 1% per annum on the overdue installments before termination of the Facility. • Shall not be more than 1% per annum on the total outstanding balance of the Sale Price upon date of termination of the Facility. • Shall not be more than the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance of the Sale Price after judgement obtained.
After the Facility Period	Shall not be more than the prevailing daily overnight Islamic Interbank Money Market rate (IIMM) on the outstanding balance of the Sale Price.

- The Bank reserves the right to deduct / set-off customer's account balances (Savings, Investment and/or Share Membership Account) with the Bank as payment for the outstanding amount. The Bank will notify customer seven (7) calendar days in advance.
- Legal action will be taken if you fail to respond to the reminder notices. Your property may be foreclosed, and you will have to bear all cost. The customer is also responsible to settle any shortfall after your

property is sold.

- The total amount paid by the customer will not exceed the Total Selling Price at any point of time.

11. What if I fully settle the financing before its maturity?

- The Bank shall grant rebate (Ibra') on the deferred profits.
- There is no lock-in period except Home Financing-i Zero Entry Cost (ZEC) package is subject to lock-in period of five (5) years. In the event the early settlement is made during the lock-in period, the early settlement charges shall comprises of the legal costs and actual expenses that were paid by the Bank under ZEC package would be levied.
- The amount of early settlement is as per the formula below:

Early Settlement Amount = Outstanding Selling Price – Ibra' + Late Payment Charges (if any)

Where,

Ibra' = Deferred Profit + Undisbursed Principal (if any) – Other Charges (if any)

Note: Ibra' means deferred profit which has not been accounted as profit earned. The difference between Cost of Fund ("COF") and EPR can only be claimed whenever the COF is higher than the EPR.

- For early settlement of financing facility, you shall be entitled for rebate on contributions made for the Mortgage Reducing Term Takaful (MRTT) from the appointed Takaful Companies (if applicable).

12. Do I need any Takaful coverage?

- Customer is required to subscribe for House Owner Takaful coverage for residential and Fire Takaful for shophouse / commercial lot from Takaful companies.
- Customer is advised to subscribe for Mortgage Reducing Term Takaful ("MRTT").
- Customer has the freedom to choose any Takaful companies operating in Malaysia. However, to avoid any difficulties, appointment of the Bank's panel Takaful companies are greatly advised.
- Customer is reminded to refer to MRTT policy in the event of death or total permanent disability during the facility tenure.

13. What are the major risks?

Customer is responsible to ensure that the monthly instalments are paid according to the agreement even when Customer is facing financial problems such as unemployed or illness.

14. Do I need a collateral and guarantor?

Collateral is required for this financing while for guarantor, it depends on case to case financing payment capability and other credit consideration.

15. What should I do if there are changes of my personal information?

- The customer must contact us immediately if there are any changes to your personal information to ensure correspondence can be delivered in a timely manner.
- Please contact the Call Centre at 1-300-80-5454 or visit any branches to update your personal information.

16. Where can I get assistance and redress?

- If you have financial difficulties, you should contact us earliest to discuss on payment solutions.
- "Agensi Kaunseling Dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free



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services on money management, credit counselling, **financial education** and debt restructuring for individuals. You can contact AKPK at:

AKPK HQ KUALA LUMPUR

Level 5 and 6

Menara Aras Raya (Formerly known as Menara Bumiputera Commerce)

Jalan Raja Laut

50350 Kuala Lumpur

Tel: 03-26167766

E-mail: enquiry@akpk.org.my

17. Where can I get more information?

For more information, please refer to the product brochure or visit www.bankrakyat.com.my

Any suggestions and questions can be directed to:

Call Centre at 1-300-80-5454

- 7:30 am to 9:30 pm
Available for all inquiries
- 9:30 pm to 7:30 am
Available only to check application status, internet banking and report lost card

Or

International Line:
+603 5526 9000

Or

Facsimile:
03-22647301

Or e-mail to:
telerakyat@bankrakyat.com.my

You can make a complaint by calling:

Call Centre at 1-300-80-5454

or send your complaint to:

**Public Complaints Bureau Unit,
Customer Service, 9th Floor,
Tower 1,
Bank Rakyat Twin Tower,
No. 33, Jalan Rakyat, KL Sentral,
50470 Kuala Lumpur**

or e-mail to:
aduan@bankrakyat.com.my.

or 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

19. Other home financing packages available.

- Home Financing-i
- Home Financing-i (ZEC)
- Home Financing-i (My 1st Home)
- Home Financing-i (PR1MA)
- Home Financing-i (SJKP)
- Home Financing-i Flexi
- Home Financing-i (Residential package Non-Citizen)
- Home Financing-i (Residential package Non-Citizen MM2H)
- Home Financing-i (Residential package Non-Citizen Sarawak MM2H)



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IMPORTANT NOTE:

- LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP FINANCING PAYMENT ON YOUR HOME FINANCING-i.
- THIS PRODUCT HAS BEEN APPROVED BY SHARIAH COMMITTEE 23/01/2013.
- THE INFORMATION PROVIDED IN THIS PRODUCT DISCLOSURE SHEET IS VALID AS AT _____.