

PRODUCT DISCLOSURE SHEET

Dear valued customer,

This Product Disclosure Sheet (PDS) provides you with important information on your Home Financing-i.



Your Bank of Choice

BANK RAKYAT

Date:

Package:

1. What is Home Financing-i?

- This financing facility is designed to assist you in financing the purchase of a residential property, residential land and shop house/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.
- This financing is under the Shariah principles of Murabahah (by adopting Tawarruq practices) where based on Wa'd (promises) from the customers, the Bank will purchase the commodity from a commodity trader and then sell the commodity to the customer based on the Murabahah sales 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 the 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.

2. What are my obligations?

The following is an illustration for this Home Financing-i:

- Your financing amount: **RM350,000**
- Your monthly instalment: **RM1,646**
- Your financing tenure: **35 years**
- Standardised based rate (SBR)*: 2.75%
- Effective financing rate: **4.45%**

In total you will pay **RM691,320** at the end of 35 years.

You also have to pay the following fees and charges:

- Stamp duty: 0.5% of financing amount.
- Disbursement fee: NIL
- Processing fee: NIL
- Wakalah or agency fee: **RM28.30 inclusive brokerage fee**
- Late payment charge: **1% p.a.** on the amount in arrears.

It is your responsibility to:



Read and understand the **key terms** in the **contract** before you sign it.



Pay your monthly instalment timely and in full for **35 years**. Speak to us if you wish to settle your financing earlier.



Ensure you can afford to **pay a higher instalment** if the Overnight Policy Rate (OPR) rises.



Contact us immediately if you are unable to pay your monthly instalment.

*The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in OPR.

3. What happen if you ignore your obligation?

- You may **pay more in total** due to late payment charges.
- 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.
- We may foreclose your property or take legal action against you.
- Your credit score may be affected, leading to credit being more difficult or expensive to you.

Your monthly instalment may increase during the tenure of your financing

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a higher monthly instalment.

Rate	Today (SBR = __ %)	If SBR goes up by 1%	If SBR goes up by 2%
Monthly instalment	RM	RM	RM
Total profit at the end of _____ years	RM	RM	RM
Total payment amount at the end of _____ years	RM	RM	RM

4. What are the key terms for this product?

- Other Home Financing-i package available are:
 - Home Financing-i, ZEC, My 1st Home, PR1MA, SJKP, Flexi and Residential package Non-citizen/MM2HSarawak MM2H.
- For Home Financing-i Flexi, you have the flexibility to make advance payment and withdraw the advance payment at any time.
- For Mortgage Suite-i:
 - Margin of financing for new financing is up to 120% including MRTT/ Legal Fee/ Valuation Fee and renovation.
 - Margin of financing for refinancing is up to 95% including MRTT/ Legal Fee/ Valuation Fee and the cash out is only for the purpose of education and home renovation.
- You are required to subscribe for House Owner Takaful coverage for residential and Fire Takaful for shop house/commercial lot from Takaful companies.
- You are advised to subscribe for Mortgage Reducing Term Takaful (MRTT) and 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.

5. If you have any questions or require assistance with your Home Financing-i, you can:



Call us at
1-300-80-5454
International Line:
+603 5526 9000



Visit us at
www.bankrakyat.com.my



Email us at
telerakyat@bankrakyat.com.my
aduan@bankrakyat.com.my



Scan the QR code above

Customer's Acknowledgement*

Please ensure that you complete this section yourself and know what you are signing for..

☐ I acknowledge that Bank Rakyat has provided me a copy of the PDS.

☐ I have read and understood the key information contained in the PDS.

*A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.

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Name:
Date: