

PRODUCT DISCLOSURE SHEET

Dear valued customer,

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

Other customers have read this PDS and found it helpful, you should read it too.



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. You are offering your house / property as a security for this financing.
- This financing is structured under the principle of Murabahah (adopting the practice of Tawarruq). The Bank will purchase the commodity from a commodity supplier and then sell the commodity to the customer (with the Bank acting as customer's purchasing agent) pursuant to a Murabahah Sale Contract ("MSC") at the sale price (cost of the commodities with profit) on a deferred payment basis. Subsequently, acting as customer's selling agent (with a fee), the Bank will sell the commodity to a third-party buyer on a cash basis. The proceeds will be credited 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: **RM1,601.22**
- Your financing tenure: **35 years**
- Standardised based rate (SBR)*: 2.75%
- Effective financing rate: **4.25%**

In total you will pay **RM672,512.40** 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 happens 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	Current rate at 4.25% p.a.	Rate Increase by 1% p.a.	Rate Increase by 2% p.a.
Monthly instalment	RM 1,601.22	RM 1,932.71	RM 2,284.97
Total profit at the end of 35 years	RM 322,512.40	RM 345,776.66	RM 609,687.40
Total payment amount at the end of 35 years	RM 672,512.40	RM 811,780.20	RM 959,687.40






IMPORTANT:

All calculations and information above are for illustration purposes only.

4. What are the key terms for this product?

- 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.
- Other Home Financing-i package available are:
 - Home Financing-i Normal, Zero Entry Cost, My 1st Home, PR1MA, SJKP, Flexi, Sourcing, SSM, Selected Developer, Non-citizen, MM2H Sarawak, MM2H & Mortgage Suite-i
- 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.

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

 <p>Call us at 1-300-80-5454 International Line: +603 5526 9000</p>	 <p>Visit us at www.bankrakyat.com.my</p>  <p>telerakyat@bankrakyat.com.my aduan@bankrakyat.com.my</p>	 <p>Scan the QR code above</p>	<p>BNMLINK Webpage: bnm.gov.my/BNMLINK</p> <p>BNMLINK Address: 4th Floor, Podium Bangunan AICB, No. 10 Jalan Dato' Onn, 50480 Kuala Lumpur</p>	 <p>Alternatively, refer to: Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals for enquiry, please call 03-2616 7766</p>
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Customer's Acknowledgement*

Ensure you are filling this section yourself and are aware of what you are placing your signature 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: