

**PRODUCT DISCLOSURE SHEET**

**Dear Customer,**

This Product Disclosure Sheet (PDS) provides you with key information on your **Property Financing-i (“PF-i”) Facility**.

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



Your Bank of Choice

Date: .....

**1 WHAT IS PROPERTY FINANCING-i FACILITY?**

- This product is a facility provided to finance the purchase of residential properties, non-residential (commercial) properties, and land for development.
- The Financing Facility is structured under the principle of **Murabahah** (adopting the practice of Tawarruq). The Bank shall purchase the commodity from a commodity supplier and thereafter sell the commodity to you (with the Bank acting as your purchasing agent) pursuant to a Murabahah Sale Contract (“MSC”) at the sale price (being the cost of the commodity plus profit) on a deferred payment basis. Subsequently, acting as the your selling agent (subject to a fee), the Bank shall sell the commodity to a third-party purchaser on a cash basis with proceeds shall be paid according to the terms of the Letter of Offer.
- Currently the commodities being used are Crude Palm Oil (CPO), Plastic Resin (PE) or Telco Airtime.

**2 KNOW YOUR OBLIGATIONS**

For this Property Financing-i, **as illustration:**

- Financing amount: **RM500,000.00**
- Financing tenure: **10 years.**
- Profit rate: **BFR + 1.50 p.a. [8.08% p.a. effective]**  
**[BFR at 6.58% p.a. and will be determined by the Bank periodically]**
- Ceiling Rate: **10.58% p.a. [BFR + 4% per annum]**
- Selling Price: **RM812,300.05**

The payment of Sale Price shall be by monthly instalments as follows:

Instalment	Amount Per Instalment (RM)	Number of Instalments	Total (RM)
1 <sup>st</sup> – 120 <sup>th</sup>	6,769.17	120	812,300.05
<b>Total</b>		<b>120</b>	<b>812,300.05</b>

*\*The BFR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia (BNM). Please refer to Bank Rakyat’s website <https://www.bankrakyat.com.my/shariah/article/consumer-guide-reference-rate> for the latest BFR.*

**You have to pay the following fees and charges:**

Stamp duty according to Stamp Act 1949.

Stamp duty	0.5% of financing amount
Trading fee	To be determined at the point of each Murabahah sale.
<i>Note: The Commodity Trading fee shall be shared equally (50:50) between the Bank and the Customer accordingly.</i>	

- Late Payment Charges (Ta’widh): **1% p.a.** on the amount in arrears.
- Legal fees and disbursement costs (including charge registration and related costs).

**It is your responsibility to:**



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



Pay your monthly payment timely and in full according to your financing tenure. Speak to us if you wish to settle your financing earlier.



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

**If you wish to settle your financing early, you should know:**

- Bank Rakyat shall provide rebate (*ibra'*) on the total balance deferred profits/profits not accrued.
- The amount of early settlement is as per 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)

### 3 KNOW YOUR RISKS

#### What happens if the Customer (“you”) ignore your obligation?

- You will **pay more in total** due to Late Payment Charges (Ta’widh).

During the facility tenure	<p>a) Before the termination of the Facility At the rate of which shall not be more than one per centum (1%) per annum on such overdue instalment(s) under the Facility.</p> <p>b) Upon date of termination of the Facility until the date of judgment At the rate of which shall not be more than one per centum (1%) per annum on such total outstanding balance of Sale Price.</p> <p>c) Subsequent to the judgment At the rate of which shall not be more than the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance of Sale Price from the date of judgment until date of full settlement.</p>
After the expiry of the facility tenure	At the rate to be calculated from the date of the default payment which is after the maturity date of the Facility and <u>which rate shall not be more than</u> the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance of the Sale Price.

- Bank Rakyat may **deduct** money from your Savings / Current / Investment / Share Membership Account you have with Bank Rakyat to set-off your outstanding financing balance.
- Bank Rakyat may **take legal action** against you and all cost incurred will be borne by the customer.
- Your **credit score** may be affected leading to difficulty in obtaining financing/credit or will become more expensive for you.

### 4 OTHER KEY TERMS

- It is important that you inform Bank Rakyat of any change in your contact details to ensure that all correspondence reaches you in a timely manner.
- The key term of the product is:
  - The primary source of payment shall be from the applicant's business operation.
  - Collateral and corporate/individual guarantee (shareholders/company directors/partners/sole proprietor) will be determined based on the customer's strength and business viability.

If you have any questions or feedback or require assistance with your business financing, you can:



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



Visit us at  
[www.bankrakyat.com.my](http://www.bankrakyat.com.my)



Email us at  
[telerakyat@bankrakyat.com.my](mailto:telerakyat@bankrakyat.com.my)  
[aduan@bankrakyat.com.my](mailto:aduan@bankrakyat.com.my)



Scan the QR code above



Agensi Kaunseling dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education & debt restructuring for individuals

If you wish to lodge a complaint regarding provisions of this Agreement or concerning this Facility you may do so through the following channels:

Via telephone at 1-300-80-5454 or send your complaint to: Public Complaints Bureau Unit, 19th Floor, Menara 1, Menara Kembar Bank Rakyat, No.33, Jalan Rakyat, KL Sentral, 50470 Kuala Lumpur or e-mail to: [aduan@bankrakyat.com.my](mailto:aduan@bankrakyat.com.my)  
Alternatively, you may contact Bank Negara Malaysia via BNMLINK – Enquiries & Complaints  
Webpage: [www.bnm.gov.my/BNMLINK](http://www.bnm.gov.my/BNMLINK)  
Address: 4th Floor, Podium Bangunan AICB, No. 10, Jalan Dato' Onn, 50480 Kuala Lumpur

#### 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 with 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 term and conditions.

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Name:

Date: