



Your Bank of Choice

**PRODUCT DISCLOSURE SHEET**

<p><b>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 or this document or the general terms.</b></p>	<p><b>BANK RAKYAT</b> <b>HOME FINANCING-i</b></p> <p>Package: _____</p> <p>Date: _____</p>
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**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:
  - i. Purchase of completed house;
  - ii. Purchase of house under construction;
  - iii. Refinance of an existing property financing with Bank Rakyat or other financial institutions;
  - iv. Remortgage of a house free from encumbrances;
  - v. Purchase of bungalow lot / residential land; and
  - vi. Purchase of shophouse / commercial lot.

**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 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?**

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Total Financing Amount</td> <td style="padding: 2px;">RM</td> </tr> <tr> <td style="padding: 2px;">Ceiling Profit Rate (CPR)</td> <td style="padding: 2px;">% per annum</td> </tr> <tr> <td style="padding: 2px;">Total Selling Price</td> <td style="padding: 2px;">RM</td> </tr> <tr> <td style="padding: 2px;">Financing Margin</td> <td style="padding: 2px;">%</td> </tr> </table>	Total Financing Amount	RM	Ceiling Profit Rate (CPR)	% per annum	Total Selling Price	RM	Financing Margin	%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Financing Tenure</td> <td style="padding: 2px;">years</td> </tr> <tr> <td style="padding: 2px;">Effective Profit Rate (EPR)</td> <td style="padding: 2px;">SBR + %</td> </tr> <tr> <td style="padding: 2px;">Standardised Base Rate ("SBR")</td> <td style="padding: 2px;">%</td> </tr> </table>	Financing Tenure	years	Effective Profit Rate (EPR)	SBR + %	Standardised Base Rate ("SBR")	%
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Standardised Base Rate ("SBR")	%														

**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.

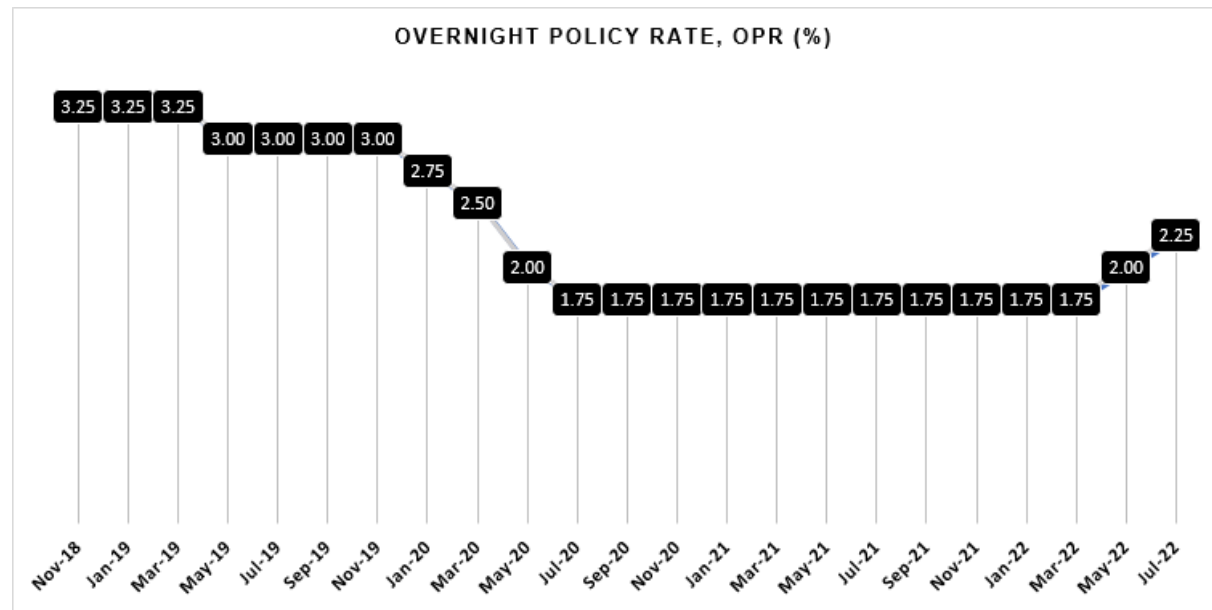
**5. What are possible scenarios to trigger a change in the SBR?**

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



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**6. Historical SBR for the past 3 years.**



**7. What are my obligations?**

- Your monthly instalment is RM \_\_\_\_\_.
- Total payment amount at the end of \_\_\_\_ years is RM \_\_\_\_\_.

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

**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.



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### 8. 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.

### 9. 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"> <li>• Shall not be more than 1% per annum on the overdue installments before termination of the Facility.</li> <li>• Shall not be more than 1% per annum on the total outstanding balance of the Sale Price upon date of termination of the Facility.</li> <li>• 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.</li> </ul>
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.

### 10. 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



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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).

#### 11. 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.

#### 12. 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.

#### 13. 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.

#### 14. Do I need to pay a Security Deposit? (If applicable)

- Security Deposit is only applicable to Refinancing (with cash out) where two (2) months instalment amount shall be deducted from the **financing** and credited into the Customer's Special Account upon disbursement.
- Except for Home Financing-i (SJKP) the Security Deposit is three (3) months instalment amount, shall be paid by the Customer before disbursement process and credited into the Special Account.
- The amount will be set off against any arrears when default of payment occurs.
- The amount of Security Deposit must be maintained at any time during the financing period.

**Note:** We will communicate to you by notice at least seven (7) calendar days in advance on the intention to set-off the Security Deposit.

#### 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.



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- “Agensi Kaunseling Dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counselling, **financial education** and debt restructuring for individuals. You can contact AKPK at:

**8<sup>th</sup> Floor, Maju Junction Mall  
1001, Jalan Sultan Ismail,  
50250 Kuala Lumpur  
Tel: 03-26167766  
E-mail: [enquiry@akpk.org.my](mailto: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](http://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](mailto: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, 9<sup>th</sup> Floor,  
Tower 1,  
Bank Rakyat Twin Tower,  
No. 33, Jalan Rakyat, KL Sentral,  
50470 Kuala Lumpur**

or e-mail to:  
[aduan@bankrakyat.com.my](mailto: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](mailto:bnmtelelink@bnm.gov.my)**

**18. Other home financing packages available.**

- Home Financing-i
- Home Financing-i (ZEC)
- Home Financing-i (My 1<sup>st</sup> Home)
- Home Financing-i (PR1MA)
- Home Financing-i (SJKP)

**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 ON 23/01/ 2013.**
- **THE INFORMATION PROVIDED IN THIS PRODUCT DISCLOSURE SHEET IS VALID AS AT**