

AFFIN ADVANCE

PRODUCT DISCLOSURE SHEET

Please read and understand this Product Disclosure Sheet before you decide to take out the AFFIN Advance. Be sure to read and understand the terms and conditions stated herein and also the terms and conditions contained in the Letter of Offer and the agreements. You are hereby reminded to always seek and obtain your own independent legal advice. Kindly seek clarification from Affin Bank Berhad if you do not understand any part of this document or the general terms stated herein.



Affin Bank Berhad 197501003274 (25046-T)
Product: AFFIN Advance

1. What is this product about?

- This is an unsecured Personal Loan facility to finance the ancillary cost of Mortgage Loan which is approved by AFFIN BANK.
- The ancillary costs of Mortgage Loan consists of:
 1. Mortgage Reducing Term Assurance (MRTA)/ Credit Level Term Assurance (CLTA)/ Credit Reducing Term Assurance (CRTA) premium;
 2. Valuation fees.
 3. Stamp duty; and/ or
 4. Legal fees;

2. What do I get from this product?

The product features are as follows :

Eligibility	i. Eligible individual of age 21 - 60 years. ii. Payment capacity to be assessed as per existing approved credit policy e.g. based on borrower's payment capability. iii. New and Existing AFFIN BANK's mortgage customers with approved Mortgage Loan with the Bank.
Interest rate	Standardised Base Rate plus 1.55% per annum *Note: Total payment amount may vary subject to Standardised Base Rate (SBR) changes. Effective 8 May 2023, the revised SBR is 3.00% p.a.
Tenure	Minimum 2 years Maximum 10 years or age 70, whichever is earlier.
Loan Amount	Minimum : RM5,000 Maximum : RM150,000

Margin of Finance	5% of property value (aligning to current ancillary financing but cap at RM150,000)
Preconditions to Disbursement	Borrower to credit the ad-valorem stamp duty amount and legal fees (if any) into borrower's saving account/ current account with the Bank. Borrower to authorise the Bank to debit the stamp duty amount and legal fees (if any) from Borrower's saving account/current account.

3. What is the 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 Monetary Policy Committee of Bank Negara Malaysia.

4. 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).

5. Historical SBR for the past 3 years:

Please refer to [AffinAlways.com > Discover what you need \(Personal\) > My Loans & Financing > Click on product name > Important Information > Consumer Guide on Reference Rate](https://www.affinbank.com.my/AffinAlways/Discover-what-you-need/Personal/My-Loans-&Financing/Click-on-product-name/Important-Information/Consumer-Guide-on-Reference-Rate)

6. What are my obligations?

Example:

Total amount borrowed : RM10,000
Interest rate : SBR + 1.55% per annum (p.a.)
Tenure : 10 years

Obligations :

Your monthly installment : RM104
The total amount you must pay back, including the amount borrowed is RM12,466.

Important : Your monthly installment and total repayment amount will vary if SBR changes.

Rate	SBR= 3.00%	If SBR goes up 1%	If SBR goes up 2%
Monthly installment (RM)	104	109	114
Total interest cost at the end of 10 years (RM)	2,466	3,053	3,656
Total repayment amount at the end of 10 years (RM)	12,466	13,053	13,656

Effective 8 May 2023, the revised BR is 3.00% p.a.

7. What are my obligations?

Type of Fee / Charge	Details of Fee / Charge
Stamp Duty	As per Stamp Act 1949 (revised 1989)
Processing Fees (per application)	Waived
Security document retrieval fee (per request – photocopies complete set of documents)	RM30.00
Additional loan statement (per request)	RM10.00
Legal fees, disbursement fees and miscellaneous charges	Depending on product package offerings

Note:

- We will communicate to you at least 21 calendar days prior to the effective date of implementation if there are any changes in fees and charges that applicable to your loan facility.
- As per all other terms and conditions in the Letter of Offer.

8. What if I fail to fulfill my obligations?

- Late payment charges of 1% per annum on the amount in arrears till settlement of the amount in arrears.
- We may set-off any credit balance in account maintained with us against any outstanding balance in this facility account which we will notify you at least 7 calendar days in advance.
- Legal action will be taken if you fail to respond to reminder notices. You will have to bear all costs and responsible to settle any shortfall after legal action has been taken against you.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- As per all other terms and conditions in the Letter of Offer and Standard Terms and Conditions.

9. What if I fully settle the loan before its maturity?

- No lock-in period.
- All other terms and conditions as per letter of offer.

10. Do I need a guarantor or collateral?

- No guarantor or collateral is required.

11. Do I need any Insurance coverage?

Credit Level Term Assurance (CLTA) or Credit Reducing Term Assurance (CRTA) is highly encouraged. In the event of death or total permanent disability, the CLTA/CRTA will pay off all outstanding amount of the Facility. This will alleviate the burden of payment on your survivors or next of kin.

12. What are the major risks?

The interest rate on this Facility is floating and it is pegged to the Standardised Base Rate (SBR). The interest rate may change according to changes in the reference rates. An increase in interest rate may result in higher monthly repayment.

13. What do I need to do if there are changes to my contact details?

- It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.
- In accordance of AFFIN BANK's policy/guidelines and per standard security documents, any change of contact details has to be in writing duly signed off by the borrower(s) and addressed to Affin Bank Berhad.

14. Where can I get assistance and redress?

- If you have difficulties in making repayments, you should contact us earliest possible to discuss repayment alternatives. You may contact us at :-

Asset Quality Management
Community Banking
Affin Bank Berhad
Level 4, 401 & 501, Block C
Kelana Business Centre
Jalan SS7/2
47301 Kelana Jaya
Selangor Darul Ehsan
Tel : 03-82302828

- Alternatively, you may seek the services of Agensi Kaunseling Dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counseling, financial education and debt restructuring for individuals.

You can contact AKPK at :
Level 5 & 6
Menara Aras Raya (Formerly known as Menara Bumiputra Commerce)
Jalan Raja Laut
50350 Kuala Lumpur
Tel : 03-2616 7766
Website: www.bijakkewangan.akpk.org.my

- If you wish to complaint on the product or services provided by us, you may contact us at :

Customer feedback & Resolution Management
Level 9, Menara AFFIN,
Lingkaran TRX, Tun Razak Exchange,
55188 Kuala Lumpur
E-mail : yourvoice@affingroup.com

- If your query or complaint is not satisfactorily resolved by us, you may contact BNM LINK or BNMLINK at :

Block D, Bank Negara Malaysia
Jalan Dato' Onn
50480 Kuala Lumpur
Tel : 1 300 88 5465
Fax : 03-21741515
eLINK Web Form : bnmlink.bnm.gov.my

15. Where can I get further information?

Please contact us at our nearest branch or call our Contact Centre no. 03-8230 2222 or visit our website at www.AffinAlways.com for further details.

16. Other Personal Loan packages available?

- AFFIN Credit Plus
- AFFIN Extra Plus
- Refinancing additional excess limit for personal consumption

IMPORTANT NOTE:

LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP WITH THE REPAYMENTS ON YOUR PERSONAL LOAN AND YOU WILL HAVE TO BEAR ALL COSTS AND EXPENSES INCURRED BY THE BANK IN RELATION TO THE LEGAL ACTION.

The information provided in this disclosure sheet is valid as at 22 February 2024.

- ☐ I/We hereby acknowledge that the key terms of this product disclosure sheet, in particular, the terms affecting my/our obligations, have been adequately explained to me/us by the Bank's staff, representative or agent.

Signature :

Name :

NRIC No :

Date :