

AFFIN HOME BUILD

PRODUCT DISCLOSURE SHEET

Please read and understand this Product Disclosure Sheet before you decide to take out the AFFIN Home Build. 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 Home Build

1. What is this product about?

AFFIN HOME BUILD is a mortgage loan product caters specially for financing (new and subsale) and refinancing applicable specially for the purchase of residential land and construction of house. Security is the residential land and house being financed / refinanced.

2. What do I get from this product?

- Margin of Finance : Land Financing + House Construction Loan
Land Financing:
 Up to 90% + 5% of Open Market Value or Sales & Purchase Price, whichever is lower.
House Construction Loan:
 Up to 90% + 5% of Open Market Value or Construction/Building Agreement Construction Cost, whichever is lower.

 Note: 5% consists of financing of MRTA/CLTA/CRTA premium (as defined below), loan agreement, stamp duty, legal and disbursement fee.

House Construction Loan only
 Up to 90% (including MRTA/CLTA/CRTA premium, loan agreement, stamp duty, legal and disbursement fee) of Open Market Value or Construction/Building Agreement Construction Cost, whichever is lower.
- Interest rate : SBR (as defined below) + 1.55% p.a.
- Tenure : Land Financing (purchase of residential land)
 Up to 30 years or age 65 years, whichever is earlier.

Construction Loan (construction of house)
 Up to 35 years or age 70 years, whichever is earlier.

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 scenario 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](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 :**

Land Financing

Total amount borrowed : RM 350,000.00
 Margin of finance : 70%
 Tenure : 30 years
 Interest rate : SBR + 1.55% p.a.

House Construction Loan

Total amount borrowed : RM 350,000.00
 Margin of finance : 70%
 Tenure : 30 years
 Interest rate : SBR + 1.55% p.a.

- Obligations :**

Land Financing

Monthly instalment : RM1,784
 The total amount you must pay back, including the amount borrowed is RM642,172.

House Construction Loan

Monthly instalment : RM1,784
 The total amount you must pay back, including the amount borrowed is RM642,172.

Your monthly instalment and total repayment amount will vary if SBR changes. E.g.

Rate	SBR = 3.00%	If SBR goes up 1%	If SBR goes up 2%
Land Financing			
Monthly installment (RM)	1,784	1,999	2,224
Total interest cost at the end of 30 years (RM)	292,172	369,374	450,554
Total repayment amount at the end of 30 years (RM)	642,172	719,374	800,554
House Construction Loan			
Monthly installment (RM)	1,784	1,999	2,224
Total interest cost at the end of 30 years (RM)	292,172	369,374	450,554
Total repayment amount at the end of 30 years (RM)	642,172	719,374	800,554

SBR with Effective from 8 May 2023 is 3.00% p.a.

Note: Borrower has to serve interest during construction period for a property under construction.

7. What are the fees and charges I have to pay?

- Stamp Duties – as per the Stamp Duty Act 1949 (revised 1989)
 - Principal Security Documents : On advalorem basis – Total loan amount x 0.50%
e.g. RM500,000.00 x 0.50% = RM2,500.00
 - Secondary Security Documents : On nominal basis – RM10.00 each document
- Note:
Type of security documents to be advised by solicitors for preparation of financing agreement.
- Legal and Disbursement Fee, including solicitor fees for loan documentation, registration of charge, land search, bankruptcy search.
- Valuation fee.
- Processing fee : Waive.
- Redraw fee : RM25.00 per transaction.
- Redemption statement (per request) : RM50.00
- Letter of confirmation for EPF withdrawal (per request) : RM20.00
- Security document retrieval (per request) : RM30.00 (photocopies complete set of documents)
- Additional loan statement (per request) : RM10.00
- Restructuring/Rescheduling (per request) : No charge.
- As per all other terms and condition in Letter of Offer.

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.

8. What if I fail to fulfill my obligations?

If you have problem meeting your loan obligations, contact us early to discuss repayment alternatives. Delay on your part could lead to the following consequences:-

- When the Facility Days Past Due is ninety one (91) days, the Bank shall, with not less than 7 days notice, revise the prescribed rate in your letter of offer to Prescribe Rate + 0.64% p.a.
- With prior notice, we have the right to set-off any credit balance in your account maintained with us against any outstanding balance in this loan account.
- We may proceed with legal action if you fail to respond to our reminder notices. Your property may be foreclosed. You will have to bear all costs and expenses related to foreclosure. In the event that there is a shortfall between the sale price of the property and the amount in arrears after your property is sold, you are responsible to settle the shortfall (if any).
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- Late payment charges of 1% per annum on the amount in arrears till settlement of the amount in arrears.
- As per all other terms and conditions in the Letter of Offer.

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

- Retention period is 3 years from date of first disbursement.
- Early settlement penalty 2% flat on the loan amount if redeemed within the retention period.
- As per all other terms and conditions in the Letter of Offer.

10. Do I need any Insurance/Takaful coverage?

- I. Mortgage reducing term insurance (MRTA)/Credit Level Term Assurance (CLTA)/ Credit Reducing Term Assurance (CRTA) is optional but highly encouraged.
 - MRTA/CLTA/CRTA is an insurance scheme to cover the mortgage borrower who is an insured member against death, diagnosis of terminal illness, and total and permanent disability. When such unfortunate event occurs, it will pay off the outstanding mortgage loan amount in accordance to the MRTA Table of Benefits, to the policyholder.
- II. Compulsory Fire Insurance.
 - The Bank may provide quotations to you for any compulsory insurance offered by the Bank's own panel of insurance provider. However, you are free to use the service of other insurance provider.

11. What is the feature of "redraw" and what are the conditions applicable?

Redraw feature is an enhanced feature which allows borrower to withdraw fund if there is excess payment/money in the advance payment bucket, subject to the following conditions: -

- Account fully disbursed.
- Subject to minimum available balance of RM5,000.00 in advance payment bucket.
- Minimum advance amount available after drawdown is equal or more than the next monthly instalment due amount.
- Redraw must be for a minimum of RM3,000.00 in multiples of RM1,000.00 and credited to current or savings account.
- Redraw request must be made in writing or via AffinAlways for sole borrower who has registered as AffinAlways user.
- Redraw fee is RM25.00 per transaction deducted from redraw amount.
- Current of savings account holders must be the same as the loan account holders (applicable to both single and joint account holders).

Note :

Advance Payment

Any repayment that is in excess of the monthly instalment with no prior notice is defined as Advance Payment.

This Advance Payment will be used to off-set future instalment and will not reduce the loan outstanding but will enjoy savings on daily interest charged.

Prepayment

Any repayment in multiples of RM1,000.00 in excess of the monthly instalment must be made with one (1) month prior notice to the Bank as prepayment. The prepaid amount will be used to reduce the loan outstanding and you will also enjoy savings on the daily interest charged. Prepayment requests are to be forwarded to any of our branches or you can call our Contact Centre at 03-82302222. The prepayment will be affected upon completion of the one month notice period.

12. What are the major risks?

If you have problems meeting your loan obligations, kindly contact us early to discuss repayment alternatives. The interest rate on this loan is floating and it is pegged to Standardised Base Rate (SBR). 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 to AFFIN BANK 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 and 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 complain 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 Bank Negara Malaysia 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?

Should you require additional information about taking a housing loan, please contact us at our nearest branch to you or call our Contact Centre no. 03-82302222 or visit our website www.AffinAlways.com for further details.

16. Other loan/financing packages available

- AFFIN Home Solutions Plus
- AFFIN Home Flexi Plus

IMPORTANT NOTE:

YOUR LAND & HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR LOAN AND YOU WILL HAVE TO BEAR ALL COSTS AND EXPENSES INCURRED BY THE BANK IN RELATION TO THE BANK'S FORECLOSURE ACTION.

The information provided in this disclosure sheet is valid 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 :