

SAMPLE - Product Disclosure Sheet for Housing loan

<p>PRODUCT DISCLOSURE SHEET</p> <p>(Read this Product Disclosure Sheet before you decide to take out the <Name of Product>. Be sure to also read the terms in the letter of offer. Seek clarification from your institution if you do not understand any part of this document or the general terms)</p>	<p><Name of Financial Service Provider></p> <p><Name of Product></p> <p><Date></p>																
<p>1. What is this product about?</p>																	
<p>This housing loan is calculated on a floating rate basis and you are offering your house as a security for this financing.</p>																	
<p>2. What do I get from this product?</p>																	
<ul style="list-style-type: none"> • Total amount borrowed: RM xx (k% of house price) • Tenure: [35] years 	<ul style="list-style-type: none"> • Base Rate (BR): k% • Interest rate / profit rate : <ul style="list-style-type: none"> Year 1-3: BR + y% Thereafter: BR + z% • Effective lending rate: xx% 																
<p>3. What are my obligations?</p>																	
<ul style="list-style-type: none"> • Your monthly instalment is RM xx • Total repayment amount at the end of [35] years is RM zz <p>Important: Your monthly instalment and total repayment amount will vary if the BR changes.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Rate</th> <th style="width: 20%;">Today (BR=k%)</th> <th style="width: 20%;">If BR goes up 1%</th> <th style="width: 30%;">If BR goes up 2%</th> </tr> </thead> <tbody> <tr> <td>Monthly instalment</td> <td>RM xx</td> <td></td> <td></td> </tr> <tr> <td>Total interest costs at the end of 35 years</td> <td>RM yy</td> <td></td> <td></td> </tr> <tr> <td>Total repayment amount at the end of 35 years</td> <td>RM zz</td> <td></td> <td></td> </tr> </tbody> </table>		Rate	Today (BR=k%)	If BR goes up 1%	If BR goes up 2%	Monthly instalment	RM xx			Total interest costs at the end of 35 years	RM yy			Total repayment amount at the end of 35 years	RM zz		
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<ul style="list-style-type: none"> • <i>State whether the borrower has to service interest during construction period for a property under construction. Explain how the interest is calculated.</i> 																	

4. What other charges do I have to pay?		
a) Stamp Duties		
As per the Stamp Act 1949 (Revised 1989)		
b) Disbursement Fee		
Include fees for registration of charge and other related charges		
c) Processing Fees		
One time fee charged for an approved home loan	Rate (RM)	Range (RM)
	50	Up to 30,000
	100	30,001 - 100,000
	200	100,000 and above
5. What if I fail to fulfil my obligations?		
<ul style="list-style-type: none"> • Late payment charges of 1% p.a. on the amount in arrears, causing the total outstanding to increase. • If you fail to pay 3 monthly instalments consecutively, we may increase the interest rate. • We may set-off any credit balance in account maintained with us against any outstanding balance in this loan account. • Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all costs. You are also responsible to settle any shortfall after your property is sold. • Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you. 		
6. What if I fully settle the loan during the lock-in period?		
<ul style="list-style-type: none"> • Lock-in period: k years (to start from xx) • Early termination fee: x% of outstanding amount or original loan amount 		
7. Do I need any insurance / takaful coverage??		
<ul style="list-style-type: none"> • Indicate if mortgage reducing term assurance (MRTA) / mortgage reducing term takaful (MRTT) is required. • Indicate if other insurance coverage is required. 		
8. 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.		

9. 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:

ABC Bank Berhad

Tel:

Fax:

E-mail:

- 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 counselling and debt restructuring for individuals. You can contact AKPK at:

Tingkat 8, Maju Junction Mall

1001, Jalan Sultan Ismail

50250 Kuala Lumpur

Tel : 1-800-88-2575

E-mail : enquiry@akpk.org.my

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

ABC Bank Berhad

xx, Jalan Sultan Ismail

50xxx Kuala Lumpur

Tel:

E-mail:

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or TELELINK at:

Block D, Bank Negara Malaysia

Jalan Dato' Onn

50480 Kuala Lumpur.

Tel : 1-300-88-5465

E-mail : bnmtelink@bnm.gov.my

10. Where can I get further information?

Should you require additional information about taking a home loan, contact our branches.

11. Other home loan packages available

- abc
- xyz

IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR HOUSING LOAN

The information provided in this product disclosure sheet is valid as at dd/mm/yy