



PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your Flexi Housing Loan/ Flexi Term Loan.

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

Product: Flexi Housing Loan/ Flexi Term Loan

Date:

1. What is Flexi Housing Loan (FLX HL)/ Flexi Term Loan (FLX TL)?

- This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.
- It offers flexibility on deposit and withdrawal of the available balance from the flexi current account (FLX CA) at any time while enjoying loan interest savings by linking your FLX CA to the FLX HL / FLX TL account.
- The available balance held in the FLX CA at the end of each day will be utilized to set-off the FLX HL / FLX TL end day outstanding balance, subject to “interest offset limit”, whichever is lower.
 - Interest Offset Limit will be capped at 70% of the total loan outstanding balance.
 - The Net Loan Balance will be charged at the effective interest rate of the loan.
 - Illustration on Net Loan Balance for interest calculation:

Loan Balance-end day (RM)	Interest Offset Limit at 70% (RM)	Current A/c Credit Balance-end day (RM)	Net Loan Balance for interest calculation (RM)
1,000,000	700,000	550,000	450,000
1,000,000	700,000	900,000	300,000

- Net Loan Balance is derived from the end day loan balance offset against interest offset limit or end day current account credit balance, whichever is lower.

Know Your Obligation

For this Flexi Housing Loan / Flexi Term Loan as an illustration only.

- Your loan amount: **RM350,000**
- Your monthly instalment: **RM1,498.00**
- Your loan tenure: **35 years**
- Standardised Base Rate (SBR) *: **2.75% p.a.**
- Effective financing rate: **SBR+1.00% = 3.75% p.a.**

In total you will pay **RM629,020.36** at the end of 35 years loan tenure.

* The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR.

You also have to pay the following fees and charges (subject to applicable taxes, if any):

- **Stamp Duty:** As per the Stamp Duty Act 1949 (Revised 1989).
- **Disbursement Fee:** Including but not limited to registration fees, search fees, and any other charges imposed by the relevant authorities and/or legal firms.
- **Monthly Maintenance Fees:** RM10 per month.
- **Setup Fees:** One-time fee charged on the approved and accepted facility.

Loan Amount	Setup Fees (if applicable)
Up to RM30,000	RM50
RM30,001 – RM100,000	RM100
RM100,000 and above	RM200

It is your responsibility to:



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



Pay your monthly instalment timely and in full for **35 years**. Speak to the Bank if you wish to settle your loan earlier.



Ensure you can afford to **pay a higher instalment** if the Overnight Policy Rate (OPR) rises



Contact the Bank immediately, if you are unable to pay your monthly instalment.

3. Know Your Risks

What happen if you fail to pay your monthly instalments?

1. You **pay more in total** due to late payment charges of **1.00% per annum** on the amount in arrears.
2. We may **deduct** money from an account you have with us to set-off your loan balance.
3. We may **foreclose** your property or **take legal action** against you.
4. Your **credit score** may be affected, leading to credit being more difficult or expensive to you.

Your monthly instalment may increase during the tenure of your loan

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a **higher monthly instalment**.

	Current Rate (E.g. 3.75%)	Rate increase by 1% (E.g. 4.75%)	Rate increase by 2% (E.g. 5.75%)
Monthly instalment	RM1,498.00	RM1,711.00	RM1,937.25
Total interest cost	RM279,020.36	RM368,619.41	RM463,646.08
Total payment (loan principal & interest cost)	RM629,020.36	RM718,619.41	RM813,646.08

4. Other Key Terms

- Mortgage Reducing Term Assurance (MRTA) / Mortgage Level Term Assurance (MLTA) is optional. However, you are encouraged to take up the MRTA/ MLTA to protect your family from losing the property due to unforeseen circumstances.
- You are to adequately insure the property charged to the Bank against all risk for its full value or replacement costs whichever is higher with an insurance company.

Note: The Bank will provide quotations to you upon request for any compulsory insurance offered by the Bank's own panel of insurers. However, you are free to use the service of other insurers.

If you have any questions or require assistance on your loan, you can:



Call Customer Service
Center:
+603-20595566



Visit us at:
www.bankofchina.com.my



Email us at:
callcenter@bankofchina.com.my



Scan the QR code for
more information on
the products.

Note: 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.