

PRODUCT DISCLOSURE SHEET

Read this Product Disclosure Sheet before you decide to take out the product below.

Be sure to also read the terms in the letter of offer.

Please do not hesitate to contact the bank for clarification, if any.



中國銀行 马来西亚

BANK OF CHINA (MALAYSIA) BERHAD (511251-V)

Please tick ☒ whichever is applicable in this documents.

- ☐ **Housing Loan (HL)**
☐ **Term Loan (TL)**
☐ **Flexi Housing Loan (FLX HL)**
☐ **First Time Home Buyer Housing Loan (FTHB HL)**

Date:

1. What is this product about?

| Housing Loan (HL) / Term Loan (TL) | <p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> | | | | | | | | | | | | |
|---|---|---|--|---|--|-----------|---------|---------|---------|-----------|---------|---------|---------|
| Flexi Housing Loan (FLX HL) | <p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>It offers flexibility on deposit and withdrawal 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 account.</p> <p>The available balance held in the FLX CA at the end of each day will be utilized to set-off the FLX HL end day outstanding balance, subject to “interest offset limit”, whichever is lower.</p> <p>Interest Offset Limit derive from FLX CA balances and will be capped at 70% of the total loan outstanding balance. The remaining loan outstanding balance which exceeds the interest offset limit will be charged at the effective interest rate of the loan.</p> <p>Illustration on Net Loan Balance for interest calculation:</p> <table><tr><th>Loan Balance-end day (RM)</th><th>Interest Offset Limit at 70% (RM)</th><th>Current A/c Credit Balance-end day (RM)</th><th>Net Loan Balance for interest calculation (RM)</th></tr><tr><td>1,000,000</td><td>700,000</td><td>550,000</td><td>450,000</td></tr><tr><td>1,000,000</td><td>700,000</td><td>900,000</td><td>300,000</td></tr></table> | 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 |
| 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 | | | | | | | | | | |
| BOCM First Time Home Buyer Housing Loan (FTHB HL) | <p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under First Time Home Buyer Scheme set out by the Bank and/or Cagamas SRP Berhad.</p> <p>This scheme is open to all Malaysian citizen meeting the following criteria:</p> <ul style="list-style-type: none">• First time house buyer for the purpose of own occupation; | | | | | | | | | | | | |

| | |
|--|---|
| | <ul style="list-style-type: none"> Gross monthly household income up to RM5,000 for single or joint applicants; Salaried worker or self-employed; No record of impaired financing for the past 12 months; and Single or joint applicants. <p>You may choose the following repayment options:</p> <p>a) Upon full disbursement of the facility, to perform monthly repayment that consists principal and interest (P+I) over the entire loan tenure; or</p> <p>b) Upon full disbursement of the facility, to perform monthly repayment that consist only interest portion for 60 months of the loan tenure and subsequently perform equal amortization structure with monthly principal and interest (P+I) repayments for the remaining loan tenure.</p> |
|--|---|

2. What do I get from this products?

Total amount borrowed : RM_____ (_____% of property price)

Tenure : [_____] years

Base Rate (BR) : [_____] % per annum

Effective Lending Rate : BR + [_____] %

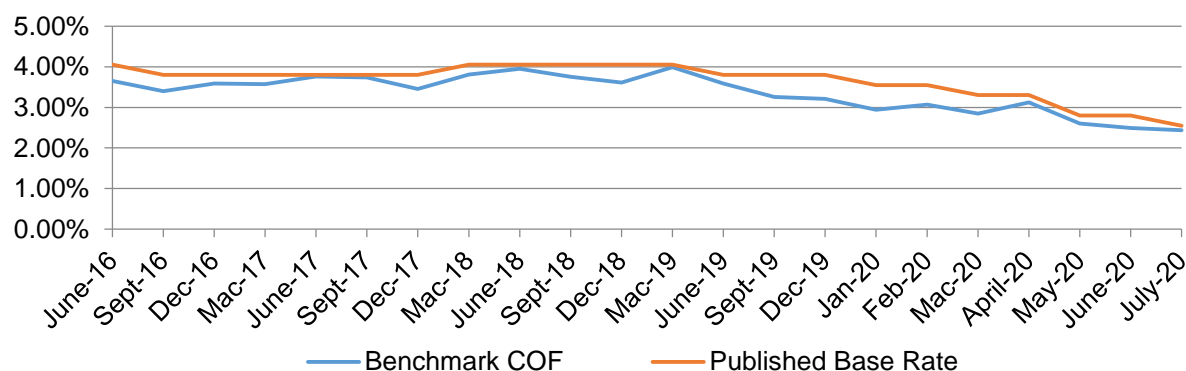
3. What is Base Rate (BR)?

The BR we offer on this product is made up of two (2) parts, our benchmark cost of funds (COF) and the Standard Reserve Requirement (SRR) cost imposed by Bank Negara Malaysia. Our benchmark COF reflects the cost of raising new funds and is based on new MYR deposits with tenure of more than 3 months.

4. What are possible scenario to trigger a change in BR?

Our BR can rise or fall due to change in the benchmark COF and changes in the SRR. Changes in the benchmark COF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of Bank Negara Malaysia, as well as other factors such as changes in the Bank's funding strategy or cost of raising funds.

5. Historical benchmark COF in the last 3 years



6. What are my obligations?

Your Monthly Instalment is RM _____

Total Repayment Amount at the end of <____> years is RM _____

Important: Your monthly instalment and total repayment amount will vary if the BR changes.

| Rate | Today (BR = < > % p.a) | If BR goes up 1% | If BR goes up 2% |
|---|------------------------|------------------|------------------|
| Monthly instalment | | | |
| Total interest cost at the end of <Approved Tenure____> months | | | |
| Total repayment amount at the end of <Approved Tenure _ _> months | | | |

Applicable to First Time Home Buyer (FTHB) – Step up repayment only

| Rate | Today (BR = < > % p.a.) | If BR goes up 1% | If BR goes up 2% |
|--|-------------------------|------------------|------------------|
| Month 1 to 60 with Monthly Interest Servicing from date of full disbursement | | | |
| Thereafter – Monthly repayment amount | | | |
| Total interest cost at the end of < Approved Tenure> months | | | |
| Total repayment amount at the end of <Approved Tenure> months | | | |

Note:

Pending commencement of the monthly instalment as provided in the table above, you are required to pay to the Bank interest payable calculated on the utilised portion of the Facility starting from one month from the first disbursement of the Facility or starting on such date as advised by the Bank in writing.

Applicable to First Time Home Buyer Housing Loan (FTHB HL) – Step Up repayment only

If you choose the First Time Home Buyer Housing Loan (FTHB HL) with step-up repayment, i.e. you will pay only the interest portion of your loan for another 5 years after full disbursement of the facility, please be informed of the following:-

- You have to pay higher total interest charges at the end of the loan tenure because you have chosen to service interest only for the first 5 years of the loan tenure.
- The principal outstanding balance of your loan will only begin to reduce once you start paying both principal and interest.

For BOCM First Time House Buyer Housing Loan (FTHB HL)

- **Completion of the online financial education course by Agensi Kaunseling dan Pengurusan Kredit (AKPK)**
Borrower(s) must furnish the proof of AKPK online course certificate at the point of loan/financing application. This is to assist potential borrower(s) understand their financial commitments prior to purchasing a home. The module can be assessed from AKPK's RumahKu portal at power.akpk.org.my
Link: <https://power.akpk.org.my>
- **Under the Bank's FTHB Home Loan, no sale of property shall take place within the first five (5) years from the date of Letter of Offer.**

7. What other charges do I have to pay?

| Stamp Duties | As per the Stamp Act 1949 (Revised 1989) | | | | | | | | |
|--------------------------|---|-------------|--------------------------------|----------------|------|----------------------|-------|---------------------|-------|
| Setup Fees | <table><tr><th>Loan Amount</th><th>Fees & Charges (if applicable)</th></tr><tr><td>Up to RM30,000</td><td>RM50</td></tr><tr><td>RM30,001 – RM100,000</td><td>RM100</td></tr><tr><td>RM100,000 and above</td><td>RM200</td></tr></table> <u>For BOCM First Time House Buyer Housing Loan (FTHB HL)</u> <ul style="list-style-type: none">• Nil | Loan Amount | Fees & Charges (if applicable) | Up to RM30,000 | RM50 | RM30,001 – RM100,000 | RM100 | RM100,000 and above | RM200 |
| Loan Amount | Fees & Charges (if applicable) | | | | | | | | |
| Up to RM30,000 | RM50 | | | | | | | | |
| RM30,001 – RM100,000 | RM100 | | | | | | | | |
| RM100,000 and above | RM200 | | | | | | | | |
| Monthly Maintenance Fees | A monthly maintenance fees of RM10.00 shall be charged to the Flexi Housing Loan (FLX HL) throughout the tenure of the Facility. | | | | | | | | |

8. What if I fail to fulfil my obligations?

- Late payment interest of one per centum (1.00%) p.a. above the Prescribed Rate on the amount in arrears for the Facilities or such other rate(s) as may be determined by the Bank from time to time. If at any time there is any overdue instalment/interest payment on your facility, the Default Interest rate on the total balance outstanding of the facility will be revised as follow:-

| No. | Condition | Revised Interest Rate |
|-----|--|----------------------------|
| 1 | Thirty (30) days and above in arrears for consecutively 6 months | ^Prescribed Rate + 1.00%* |
| 2 | Sixty (60) days and above in arrears for consecutively 3 months | ^Prescribed Rate + 2.00%* |
| 3 | Ninety (90) days and above in arrears | ^Prescribed Rate + 3.00%** |

* For 30 days and 60 days payment in arrears, the interest rate will be reverted to the Prescribed Rate within two (2) months from the date the account is regularized;

**For 90 days payment in arrears, the interest rate will be reverted to the Prescribed Rate after nine (9) months from the date the account is regularized, subject to the Bank's approval.

^ Prescribed Rate = Contracted interest rate as stipulated in the Letter of Offer.

- 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.
- You may select to use bank's panel lawyers / insurers / valuers.

9. What if I fully settle the loan during lock-in-period?

Prepayment or full settlement within the first ≤ 3 years from the date of first release of the loan is subject to prepayment fee of $\leq 2.25\%$ on the prepayment amount.

For BOCM First Time Home Buyer Housing Loan (FTHB HL)

Prepayment or full settlement within the first ≤ 5 years from the date of Letter of Offer is subject to prepayment fee of $\leq 2\%$ on the prepayment amount.

10. Do I need any insurance coverage?

- Mortgage Reducing Term Assurance (MRTA) / Mortgage Level Term Assurance (MLTA) is optional but encouraged.
- You are to adequately insure the property charged / assigned to the Bank as security against all risk for its full value or replacement costs whichever is higher with an insurance company acceptable to the Bank.

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.

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

It is important that you inform the Bank of any change in your contact details to ensure that all correspondences reach you in a timely manner.

Please visit the nearest branches of Bank of China (Malaysia) Berhad to update your contact details.

12. Where can I get assistance and redress?

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

Bank of China (Malaysia) Berhad

Ground Floor, Plaza OSK No. 25, Jalan Ampang,
50450 Kuala Lumpur.

Tel: 03 – 2387 8800

Fax: 03 – 2171 7988

Email: RBGP_Dept@mail.notes.bank-of-china.com

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, financing education and debt restructuring for individuals. You can contact AKPK at:

Tingkat 8, Maju Junction Mall,
1001, Jalan Sultan Ismail,
50250 Kuala Lumpur.

Tel: 03-26167766

Email: enquiry@akpk.org.my

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

Bank of China (Malaysia) Berhad

2nd Floor, Plaza OSK,
25, Jalan Ampang,
50450 Kuala Lumpur.
(Attention to: Risk Management Department)

Customer Service Center

Tel: 603-2059 5566
Fax: 603- 21615150
Email Address: service.my@bankofchina.com

If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia through BNMLINK or BNMTELELINK at:

Block D, Bank Negara Malaysia,
Jalan Dato' Onn,
50480 Kuala Lumpur.
Tel: 1-300-88-5465
Fax: 03-2174 1515
Email: bnmtelelink@bnm.gov.my

13. Where can I get further information?

- Should you require additional information about taking a housing / term loan, please refer to the bankinginfo booklet on "Housing / Term Loans", available at all our Branches and the www.bankinginfo.com.my website.
- Please contact us at: 603-20595566 (Customer Service) or log on to www.bankofchina.com.my to locate our nearest branch.

14. Other Product Packages available

- Overdraft (OD) Facility.

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS / PAYMENTS ON YOUR HOME FINANCING.

The information provided in this disclosure sheet is valid as at / / (dd/mm/yyyy)

Disclaimer:

The terms and conditions indicated in this Product Disclosure Sheet are tentative / indicative and not binding on the Bank. The final and conditions are as stipulated in the letter of offer and Facility Agreement after credit assessment and loan approval.