



中國銀行 马来西亚

BANK OF CHINA (MALAYSIA) BERHAD 200001008645(511251-V)

Terms and Conditions for “Mortgage Loan Campaign 2023”

1. Campaign Period

- 1.1 Bank of China (Malaysia) Berhad 200001008645 (511251-V) (“**BOCM**”) “**Mortgage Loan Campaign 2023**” (“**the Campaign**”) commences on **27 March 2023** and ends on **31 December 2023** (both dates inclusive) (“**Campaign Period**”).
- 1.2 BOCM reserves the right to change the duration and / or the commencement and / or expiry date of the Campaign.
- 1.3 The Campaign is available at all BOCM branches in Malaysia.

2. Eligibility

- 2.1 The **Campaign** is open to all new and existing BOCM individual customers who meet all the following eligibility criteria (“**Eligible Customer(s)**”):
 - a) Malaysian individual or foreigner individual with permanent resident status of Malaysia and residing in Malaysia, aged 18 years and above;
 - b) applied for the Facilities (as defined in Clause 2.2 below) with the minimum amount of:
 - i) RM350,000 (for Klang Valley, Penang and Johor Bahru)
 - ii) RM250,000 (for Muar, Melaka, Sarawak and other states)
 - c) part financing purchase of under-construction or completed residential property or refinancing of existing completed residential property facility (with other financial institutions or free from encumbrances) during the Campaign Period
 - d) acceptable credit risk rating of the Eligible Customer(s) as determined by BOCM;
 - e) any other criteria as may be stipulated by BOCM from time to time.
- 2.2 The facilities offered for the Campaign (“the Facilities”) are as follows:-
 - BOCM Housing Loan (“HL”);
 - BOCM Flexi Housing Loan (“FLX HL”);



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3. Campaign Offer

3.1 If the Eligible Customer(s) has fulfilled all the criteria as stipulated in Clause 2.1 above, the Eligible Customer(s) will be eligible for the following Housing Loan package during the Campaign Period:-

i. Housing Loan Package:-

a) With purchase of Mortgage Reduction Term Assurance (MRTA) or Mortgage Level Term Assurance (MLTA) :

Whole Tenure @ Standardised Base Rate + 1.10% p.a.
(Effective lending rate @ 4.10% p.a.)

b) Without purchase of Mortgage Reduction Term Assurance (MRTA) or Mortgage Level Term Assurance (MLTA):

Whole Tenure @ Standardised Base Rate + 1.20% p.a.
(Effective lending rate @ 4.20% p.a.)

Note: The Bank's Standardised Base Rate (SBR) is 3.00%p.a.since 10/05/2023 and is subject to change from time to time.

ii. Lock-in Period

The Housing Loan package is subject to 3 years lock-in period commencing from the date of first disbursement of the Facilities ("the Lock-In Period"). In the event of full settlement by the Eligible Customer(s) within the Lock-In Period, an early settlement fee of 2.25% of the prepayment amount will be incurred.

3.2 Subject to Clause 3.3 below, the maximum margin of financing ("MOF") is up to 90% + 5%, whereby the additional 5% is for financing of Mortgage Reducing Term Assurance ("MRTA")/ Mortgage Level Term Assurance ("MLTA") premium and/or legal fees and/or valuation fees of the Facilities.

3.3 For loan financing of 3rd property onwards, the maximum MOF is 70% inclusive of MRTA /MLTA premium not exceeding 5%. Additional 5% is strictly to finance the MRTA/MLTA premium only.

3.4 The interest rate stipulated in Clause 3.1 is indicative only and is subject to BOCM's approval.

3.5 The aggregate loan amount allocated for the Campaign is capped at RM200 million and is on a first come first serve basis.



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4. General Terms and Conditions

- 4.1 By participating in the Campaign, the Eligible Customer(s):-
- are deemed to have read, understood and agreed to be bound by the Terms and Conditions (“T&Cs”) herein and/ or any other relevant terms and conditions that BOCM may impose from time to time;
 - agree that the BOCM’s decision on all matters relating to the Campaign shall be final and binding; and
 - agree that the applications for the Facilities are subject to BOCM’s credit evaluation and approval
- 4.2 BOCM reserves the right to change, amend, alter, modify or delete the T&Cs herein, wholly or in part, at any time or from time to time and such changes shall be notified to the Eligible Customer(s) via BOCM’s website at www.bankofchina.com.my or any other mode of communication as may be determined by BOCM from time to time with prior notice of twenty-one (21) calendar days.
- 4.3 BOCM reserves the right to cancel, withdraw, terminate, suspend or extend the Campaign, wholly or in part, at any time with prior notice to the Eligible Customer(s) via BOCM’s website at www.bankofchina.com.my or any other mode of communication as may be determined by BOCM from time to time..
- 4.4 In the event of any discrepancy between the T&Cs and any advertising, promotional publicity and other materials relating to or in connection with the Campaign, the final T&Cs on the BOCM’s Website shall prevail.
- 4.5 BOCM reserves the right to reject any application for the Facilities. For the avoidance of doubt, it is essentially the obligation of the Eligible Customer(s) to provide all required documents in order for the Facilities to be approved in a timely manner.
- 4.6 BOCM reserves the right to disqualify any individual from participating the Campaign.
- 4.7 BOCM’s decisions on all matters relating to the Campaign shall be final, binding and conclusive. No correspondence, disputes and appeals will be entertained by BOCM.
- 4.8 For the avoidance of doubt, cancellation, termination, suspension or extension of the Campaign Period and variation to the T&Cs herein shall not entitle the Eligible Customer(s) to any claims or compensations against BOCM for any or all losses or damages suffered or incurred by the Eligible Customer(s) as a result of or arising from, whether direct or indirect, the act of such cancellation, termination, suspension, extension or amendments.
- 4.9 All Terms and Conditions stipulated herein shall be governed by and construed in accordance with the laws of Malaysia and the Eligible Customer(s) agree to submit to the jurisdiction of the Courts of Malaysia.
- 4.10 Words denoting one gender include all other genders and words denoting the singular include the plural and vice versa.

Last updated on 10th May 2023