



AIA Bhd. (200701032867 (790895-D))

Mortgage Department
 Level 8, Menara AIA
 99 Jalan Ampang
 50450 Kuala Lumpur
 P. O. Box 10140
 50704 Kuala Lumpur
 T : 03-2056 1111
 Care Line: 1300 88 1899
 Fax: 03-2056 3325 Email: my.loan@aia.com

AIA.COM.MY

PRODUCT DISCLOSURE SHEET

(Please read this Product Disclosure Sheet **BEFORE** you decide to take out our AIA Home Loan. Be sure to also read the terms and conditions in the Letter of Offer and Standard Terms and Conditions. **Please do seek clarification from AIA if you do not understand any part of this document or the general terms and conditions**)

AIA Bhd.

Product : **AIA Fixed Rate Home Loan**

Date :

1. What is this product about?

The AIA Home Loan is a fixed rate housing loan that offers peace of mind by locking in at a fixed rate. Monthly instalments are fixed throughout the loan tenure for better financial planning. For flexibility, additional payments will shorten loan tenure and reduce total amount paid. This housing loan is calculated on a daily rest basis and **you are offering your house as a security for repayment of this financing and indebtedness due to AIA.**

2. What do I get from the product?

Total Amount Borrowed : RM
Margin of Financing : % of Open Market Value (or Purchase price whichever lower - for purchase)
Tenure : Months
Interest Rate : % p.a. daily rests

3. What are my obligations?

Monthly Instalment : RM until full settlement.
Total Amount To Be Paid Back : RM (including the amount borrowed)
 For property under construction, interest needs to **be serviced during the construction period. The interest will be computed on daily rests basis.**

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

For Non Zero Moving Cost packages, all legal fees¹, stamp duty², disbursement charges³ and valuation fees⁴ (for loan documentation) will be borne by the borrower.
 For Zero Moving Cost packages, all legal fees¹, stamp duty², disbursement charges³ and valuation fees⁴ (for loan documentation) will be borne by AIA.

¹ As per the scale in the Solicitors' Remuneration Order (SRO) (including amendments in force)

² As per the Stamp Act 1949 (Revised 1989) (including amendments in force)

³ Include fees for registration of charge, land search and bankruptcy search

⁴ As per the 7th Schedule of the scale fees set by the Board of Valuers, Appraisers and Estate Agents Malaysia (including amendments in force)

Processing Fees

- Waived for all packages

Cancellation Fees & Expenses

If you choose to terminate, withdraw or abort the loan **AFTER** acceptance of the Letter of Offer you will have to:

- Reimburse AIA for all costs, charges and fees including administration fees and disbursements incurred for the approval and preparation of all loan documentation and the carrying out of any property valuation; and
- You will also have to pay an additional cancellation fee of 3% of the approved loan amount.

Miscellaneous Charges

No.	ITEM	FEES & CHARGES
(i)	Request for redemption statement	RM50.00 per request
(ii)	Request for stop payment/replacement of cheque	RM10.00 per request
(iii)	Request for photocopies of loan or legal documents	RM10.00 per document
(iv)	Request for confirmation letter for EPF withdrawal	RM20.00 per request
(v)	Any ad-hoc request for additional / subsequent statement of loan account	RM5.00 per request

*The above mentioned charges are subject to change from time to time and you may consult us on the current applicable charges.

* Please consult us for fees/charges applicable for any other requests not stated above.

5. What if I fail to fulfil my obligations?

Late payment penalty : 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 financing rate by changing the prevailing prescribed interest rate to the applicable default interest rate.**
- **We have the right, with fourteen (14) calendar days prior written notice, to reject or recall the loan granted to you if there is/are any changes in your creditworthiness and/or your ability to service the loan and/or to comply with your obligations on the agreed terms and conditions.**
- **We have the right, with fourteen (14) calendar days prior written notice, to set-off any credit balance in your account maintained with us against any outstanding balance in this financing 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/for you.**

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

- Lock-in period: 5 years from the date of 1st drawdown.
- A prepayment fee of 0.62% per annum of the full prepaid amount together with an administrative fee of 0.40% of the full prepaid amount shall be imposed on and borne by the borrower if the borrower refinance the Facility within five (5) years from the date of first drawdown of the Facility or half of the total loan tenure of the Facility, whichever is shorter. The prepayment fee will be calculated based on the remaining years of the first five (5) years from the date of first drawdown of the Facility or half of the total loan tenure of the Facility, whichever is shorter. The prepayment fee and administrative fee will be waived after the expiry of 5 years from the date of first drawdown of the Facility or half of the total loan tenure of the Facility, whichever is shorter.
- There will be NO prepayment fee imposed if prepayment is done via own savings, Employee Provident Fund (EPF) withdrawal and/or sale of property.
- For Zero Moving Cost package, you will also be required to reimburse AIA for all fees, costs and expenses whatsoever including but not limited to valuation fees, stamp duties, disbursement charges and legal costs on a solicitor and client basis incurred by AIA in connection with the loan in the event the loan is refinanced or fully settled within 5 years from the date of the first drawdown. This shall be in addition to all other prepayment fees or administrative fees chargeable by AIA in accordance to the applicable terms and conditions. These charges will be waived upon completion of the five (5) years from the first drawdown.

7. Do I need any insurance /takaful coverage?

- A Life policy and/ or Mortgage Reducing Term Assurance (MRTA) is required. The coverage provided by the Life policy and/or MRTA (as applicable) will take effect when the insurance company receives the full premium (including any loading or excess to the original premium).
- A houseowner insurance policy on the property to be charged is required.
For non landed properties, a certified true copy of the master fire policy with AIA Bhd. endorsed as a mortgagee/chargee/assignee must be forwarded to AIA on a yearly basis.

8. What must I do if there are changes to my contact details?

It is important that you inform us in writing of any change to your address and/or contact numbers. This is to ensure future correspondences reach you in a timely manner and are sent to the correct address **as any notification under your loan agreement will be deemed given if sent to your last known address.**

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. In addition, If you wish to lodge a complaint on the products or services provided by us, you may contact us at:
AIA Bhd.
Mortgage Department, Level 8, Menara AIA
99, Jalan Ampang, 50450 Kuala Lumpur
Tel No. : 03-20561111 Fax No. : 03-20563325 Email : my.loan@aia.com Website: <http://www.aia.com.my>
- Alternatively, you may seek services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:
Tingkat 5 & 6, Menara Bumiputra Commerce
Jalan Raja Laut, 50350 Kuala Lumpur
Tel: 03-2616 7766 E-mail: enquiry@akpk.org.my
- 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 Fax: 03-21741515 E-mail: bnmtelelink@bnm.gov.my

10. Where can I get further information?

Should you require additional information about taking a housing loan, please refer to the *bankinginfo* booklet on 'Housing Loans' available at all our branches and the www.bankinginfo.com.my website.

11. Other housing loan packages available

Please ask us for other latest and current housing loan packages available.

IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP WITH YOUR REPAYMENTS ON YOUR HOUSING LOAN IN ACCORDANCE TO THE AGREED TERMS AND CONDITIONS.

This information provided in this disclosure sheet is valid as at 6 November 2020

Disclaimer: Whilst every care has been taken in compiling the figures and information in the Product Disclosure Sheet above, please refer to the Letter of Offer (given upon your successful loan application) for the finalized loan details and terms and conditions. **Please do seek clarification from AIA if you do not understand or have any query in relation to any part of this document or the general terms and conditions.**



<p>PRODUCT DISCLOSURE SHEET</p> <p>(Please read this Product Disclosure Sheet BEFORE you decide to take out our AIA Shop Loan. Be sure to also read the terms and conditions in the Letter of Offer and Standard Terms and Conditions. Please do seek clarification from AIA if you do not understand any part of this document or the general terms and conditions)</p>	<p>AIA Bhd.</p> <p>Product : AIA Fixed Rate Shop Loan</p> <p>Date :</p>
---	---

1. What is this product about?
 The AIA Shop Loan is a fixed rate shop loan that offers peace of mind by locking in at a fixed rate. Monthly instalments are fixed throughout the loan tenure for better financial planning. For flexibility, additional payments will shorten loan tenure and reduce total amount paid. This shop loan is calculated on a daily rest basis and **you are offering your shop as a security for repayment of this financing and indebtedness due to AIA.**

2. What do I get from the product?

Total Amount Borrowed : RM
Margin of Financing : % of Open Market Value (or Purchase price whichever lower - for purchase)
Tenure : Months
Interest Rate : % p.a. daily rests

3. What are my obligations?

Monthly Instalment : RM until full settlement.
Total Amount To Be Paid Back : RM (including the Amount Borrowed)

4. What are the fees and charges I have to pay?
 For Non Zero Moving Cost packages, all legal fees¹, stamp duty², disbursement charges³ and valuation fees⁴ (for loan documentation) will be borne by the borrower.
 For Zero Moving Cost packages, all legal fees¹, stamp duty², disbursement charges³ and valuation fees⁴ (for loan documentation) will be borne by AIA.

¹ As per the scale in the Solicitors' Remuneration Order (SRO) (including amendments in force)
² As per the Stamp Act 1949 (Revised 1989) (including amendments in force)
³ Include fees for registration of charge, land search and bankruptcy search
⁴ As per the 7th Schedule of the scale fees set by the Board of Valuers, Appraisers and Estate Agents Malaysia (including amendments in force)

Processing Fees
 • Waived for all packages

Cancellation Fees & Expenses
 If you choose to terminate, withdraw or abort the loan **AFTER** acceptance of the Letter of Offer you will have to:
 • Reimburse AIA for all costs, charges and fees including administration fees and disbursements incurred for the approval and preparation of all loan documentation and the carrying out of any property valuation; and
 • You will also have to pay an additional cancellation fee of 3% of the approved loan amount.

Miscellaneous Charges

No.	ITEM	FEES & CHARGES
(i)	Request for redemption statement	RM50.00 per request
(ii)	Request for stop payment/replacement of cheque	RM10.00 per request
(iii)	Request for photocopies of loan or legal documents	RM10.00 per document
(iv)	Request for confirmation letter for EPF withdrawal	RM20.00 per request
(v)	Any ad-hoc request for additional / subsequent statement of loan account	RM5.00 per request

* The above mentioned charges are subject to change from time to time and you may consult us on the current applicable charges.
 * Please consult us for fees/charges applicable for any other requests not stated above

5. What if I fail to fulfil my obligations?
 Late payment penalty : 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 financing rate by changing the prevailing prescribed interest rate to the applicable default interest rate.**
- **We have the right, with fourteen (14) calendar days prior written notice, to reject or recall the loan granted to you if there is/are any changes in your creditworthiness and/or your ability to service the loan and/or to comply with your obligations on the agreed terms and conditions.**
- **We have the right, with fourteen (14) calendar days prior written notice, to set-off any credit balance in your account maintained with us against any outstanding balance in this financing 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/for you.**



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

- Lock-in period: 5 years from the date of 1st drawdown.
- A prepayment fee of 0.45% shall be imposed by AIA on the prepaid amount based on the remaining tenure of the loan in years subject to a minimum of 3% and a maximum of 6% of the amount prepaid if the loan is fully settled within 5 years from the date of first drawdown. The prepayment fee will be waived after the expiry of 5 years from the first drawdown of the loan facility.
- For Zero Moving Cost package, you will also be required to reimburse AIA for all fees, costs and expenses whatsoever including but not limited to valuation fees, stamp duties, disbursement charges and legal costs on a solicitor and client basis incurred by AIA in connection with the loan in the event the loan is fully settled within 5 years from the date of the first drawdown. This shall be in addition to all prepayment fees or administrative fees chargeable by AIA in accordance to the applicable terms and conditions. These charges will be waived upon completion of the five (5) years from the first drawdown.

7. Do I need any insurance /takaful coverage?

- A Life policy and/ or Mortgage Reducing Term Assurance (MRTA) is required. The coverage provided by the Life policy and/or MRTA (as applicable) will take effect when the insurance company receives the full premium (including any loading or excess to the original premium).
- A comprehensive commercial fire insurance policy on the property to be charged is required.
For non landed properties, a certified true copy of the master fire policy with AIA Bhd. endorsed as a mortgagee/chargee/assignee must be forwarded to AIA on a yearly basis.

8. What must I do if there are changes to my contact details?

It is important that you inform us in writing of any change to your address and/or contact numbers. This is to ensure future correspondences reach you in a timely manner and are sent to the correct address **as any notification under your loan agreement will be deemed given if sent to your last known address.**

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. In addition, If you wish to lodge a complaint on the products or services provided by us, you may contact us at:
AIA Bhd.
Mortgage Department, Level 8, Menara AIA
99, Jalan Ampang, 50450 Kuala Lumpur
Tel No. : 03-20561111 Fax No. : 03-20563325 Email : my.loan@aia.com Website: <http://www.aia.com.my>
- Alternatively, you may seek services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:
Tingkat 5 & 6, Menara Bumiputra Commerce
Jalan Raja Laut, 50350 Kuala Lumpur
Tel: 03-2616 7766 E-mail: enquiry@akpk.org.my
- 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 Fax: 03-21741515 E-mail: bnmtelelink@bnm.gov.my

10. Where can I get further information?

Should you require additional information about taking a shop loan, please refer to the *bankinginfo* booklet on 'Shop Loans' available at all our branches and the www.bankinginfo.com.my website.

11. Other shop loan packages available

Please ask us for other latest and current shop loan packages available.

IMPORTANT NOTE: YOUR SHOP MAY BE FORECLOSED IF YOU DO NOT KEEP UP WITH YOUR REPAYMENTS ON YOUR SHOP LOAN IN ACCORDANCE TO THE AGREED TERMS AND CONDITIONS.

This information provided in this disclosure sheet is valid as at 6 November 2020

Disclaimer: Whilst every care has been taken in compiling the figures and information in the Product Disclosure Sheet above, please refer to the Letter of Offer (given upon your successful loan application) for the finalized loan details and terms and conditions. **Please do seek clarification from AIA if you do not understand or have any query in relation to any part of this document or the general terms and conditions.**



AIA Bhd. (790895-D)

Mortgage Department
Level 8, Menara AIA
99 Jalan Ampang
50450 Kuala Lumpur
P.O. Box 10140, 50704 Kuala Lumpur
Care Line: 1300 88 1899
F : 03-2056 3325
E : my.loan@aia.com
AIA.COM.MY

Application No. []
No.Permohonan

AIA Bhd. Loan / Pinjaman AIA Bhd.

CHECKLIST FOR DOCUMENTS REQUIRED (Non-returnable photocopies) / SENARAI DOKUMEN YANG DIPERLUKAN (Salinan tidak akan dikembalikan)

Please tick / enclosed documents / Sila tandakan / dokumen yang dilampirkan

For Employed Applicant(s) :

Untuk Pemohon Pekerja :

- 1) Applicant(s) Identity Card(s) (copy) / Kad Pengenalan pemohon (salinan)
2) Passport for foreigner (copy) / Paspot untuk warga asing (salinan)
3) Payslips (last 3-6 months copy), (12 months for variable income) / Slip gaji (salinan 3-6 bulan terakhir), (12 bulan untuk gaji berubah)
4) EPF statement (last 12 months copy) / Penyata KWSP (salinan 12 bulan terakhir)
5) Bank's Savings Account or Current Account statements (last 6 months copy) where salary was credited / Penyata Akaun Simpanan / Akaun Semasa Bank (salinan 6 bulan terakhir) dimana gaji dikredit
6) Title Deed (copy) / Surat Hak Milik (salinan)
7) Sale & Purchase Agreement/ Booking Receipt (copy) / Perjanjian Jual Beli/ Resit Tempahan (salinan)
8) Employment confirmation Letter (if current employment is less than 6 months) / Surat Pengesahan Majikan (jika pekerjaan kini kurang dari 6 bulan)
9) Income Tax (last 3 year- Borang B/BE/E-filing with tax receipt/cash pay-in slip/ cheque pay-in slip with clearance proof) (where applicable) / Cukai Pendapatan (3 tahun terakhir) - Borang B/BE/E-filing dengan, resit cukai/ slip bayaran tunai/ slip bayaran cek dengan bukti pelepasan cek (dimana perlu)

For Self-Employed Applicant(s) :

Untuk Pemohon Peniaga :

- 1) Applicant(s) Identity Card(s) (copy) / Kad Pengenalan pemohon (salinan)
2) Passport for foreigner (copy) / Paspot untuk warga asing (salinan)
3) Income Tax (last 3 years- Borang B/BE/E-filing with tax receipt/cash pay-in slip/ cheque pay-in slip with clearance proof) / Cukai Pendapatan (3 tahun terakhir- Borang B/BE dengan resit cukai/slip bayaran tunai/ slip bayaran cek dengan bukti pelepasan cek)
4) Business Registration/ Form 24 & 49 (copy) / Pendaftaran Perniagaan/ Borang 24 & 49 (salinan)
5) Business Current Account Bank statements (last 12 months copy) / Penyata Akaun Semasa Bank perniagaan (salinan 12 bulan terakhir)
6) Personal Savings & Current Account Bank statements (last 6-12 months copy) / Penyata Akaun Simpanan & Semasa Bank persendirian (salinan 6-12 bulan terakhir)
7) Financial Statements (last 2 years) with latest Company Profile / Penyata Kewangan (2 tahun terakhir) dengan Profail Syarikat
8) Title Deed (copy) / Surat Hak Milik (salinan)
9) Sale & Purchase Agreement/Booking Receipt (copy) / Perjanjian Jual Beli/ Resit Tempahan (salinan)

Please also provide where applicable / Sila sediakan juga jika berkenaan:

- 10) For Singaporean, PR status or working in Singapore, please provide the latest Credit Bureau Singapore (CBS) report (similar to CCRIS report) / Untuk Warga Singapura, status PR atau bekerja di Singapura, sila berikan laporan Biro Kredit Singapura terkini (CBS) (sama dengan laporan CCRIS)
11) For Foreigners working in Malaysia, please provide the latest Credit report (similar to CCRIS report) from their home country / Untuk Warga Asing yang bekerja di Malaysia, sila berikan laporan Kredit terkini (sama dengan laporan CCRIS) dari negara asal mereka
12) Valid Tenancy Agreement(s) (stamped copy) with proof of payment into deposits account (last 6-12 months photocopy) / Perjanjian Sewa Berkuatkuasa (salinan berstem) dengan bukti pembayaran ke dalam akaun simpanan Bank (salinan 6-12 bulan terakhir)
13) EA form (last 2-3 years photocopy) / Borang EA (salinan 2-3 tahun terakhir)
14) Credit Card statements (last 3 months photocopy) / Penyata Kad Kredit (salinan 3 bulan terakhir)
15) Fixed Deposit receipts photocopy (if applicable) / Resit Simpanan Tetap (fotostat jika berkenaan)
16) Loan Statement from current financial institution(s) for existing loan facility(s) (last 12 months photocopy) / Penyata pinjaman 12 bulan terakhir institusi kewangan sekarang untuk pinjaman sedia ada (fotostat)
17) Valuation report from our panel of valuer for completed property (if available) / Laporan penilaian daripada panel penilai kami untuk harta yang siap (jika ada)

IMPORTANT NOTE TO APPLICANT(S) / PERINGATAN PENTING UNTUK PARA PEMOHON:

Submission of unsigned and incomplete application form and documents as per above checklist may result in delay in loan processing / Penyerahan borang permohonan yang tidak ditandatangani dan tidak dilengkapi dan dokumen seperti senarai di atas yang tidak lengkap akan melewatkan pemprosesan pinjaman.

"HOW DID YOU FIND OUT ABOUT AIA Bhd. LOAN?" / "BAGAIMANA ANDA MENGETAHUI TENTANG PINJAMAN AIA Bhd.?"

- Advertisement / Iklan
Direct Mailer / Mel Langsung
Corporate / Korporat:
Others / Lain-lain:

**IMPORTANT NOTE TO AIA Bhd./AIA PUBLIC Takaful Bhd. AGENTS/NON AIA Bhd./AIA PUBLIC Takaful Bhd. AGENTS /
 NOTA PENTING KEPADA EJEN AIA Bhd./AIA PUBLIC Takaful Bhd. /EJEN BUKAN AIA Bhd./AIA PUBLIC Takaful Bhd.**

Details required in the following fields are compulsory / Butir-butir yang diperlukan dalam bidang-bidang berikut adalah wajib

Name of Agent / Nama Ejen : _____ **I/C No. / No. K/P :** _____

or **Business registration no. / No. Pendaftaran Perniagaan :** _____

Tel No. : (H/P) / No. Tel : (T/B) _____ **(O)/(P)** _____ **Email / Emel :** _____

Referral/Agent Life Insurance Code / Rujukan/Kod Insuran Nyawa Ejen : _____

Agent General Insurance Code / Kod Insuran Am Ejen : _____

Agency / Agensi : _____

AIA PUBLIC Takaful Bhd. agent / Ejen AIA PUBLIC Takaful Bhd. **AIA Bhd. Life agent / Ejen AIA Bhd. Nyawa**

Non AIA Bhd./AIA PUBLIC Takaful Bhd. agent - please provide a copy of current or savings account statement showing your account particulars for e-payment purposes / Ejen bukan AIA Bhd./AIA PUBLIC Takaful Bhd. - sila sediakan salinan semasa atau akaun simpanan penyata yang menunjukkan butir-butir akaun anda untuk tujuan e -pembayaran.

DEBT SERVICE RATIO (DSR) CALCULATION / PERBELANJAAN AM BULANAN

	RM
Commitments (Monthly Loan Installments including AIA Bhd. loans) Komitmen (Ansuran Pinjaman Bulanan termasuk pinjaman AIA Bhd.)	
Commitments (5% of total credit card usage) Komitmen (5% daripada jumlah penggunaan kad kredit)	
TOTAL COMMITMENTS (A) JUMLAH KOMITMEN (A)	
Net Income (Employee - Fixed) Pendapatan Bersih (Pekerja – Tetap)	
Net Income (Employee - Variable max 50%) Pendapatan Bersih (Pekerja–pendapatan tidak tetap max 50 %)	
Net Income (Self Employed - Monthly Average of last 2 years Declared Income) Pendapatan Bersih (Peniaga - Purata Bulanan 2 tahun yang lalu Cukai Pendapatan)	
Other income* / Pendapatan Lain-lain* <i>*80% rental income subject to valid tenancy agreement and 3-6 months credit pay in / *80 % pendapatan sewa tertakluk kepada perjanjian penyewaan sah dan 3-6 bulan bukti sewa ke dalam akaun bank</i>	
TOTAL NET INCOME (B) JUMLAH PENDAPATAN BERSIH (B)	
DSR : Commitment/Net Income $\frac{A}{B} \times 100$ DSR : Komitmen/Pendapatan Bersih	

Agent's Comments / Komen Ejen

I hereby confirm and certify that all the particulars and/or information furnished by the applicant(s) to AIA Bhd. are true and correct and I have not withheld and/or misstated any particulars and/or information of the applicant(s) which might jeopardize the interest of AIA Bhd. or prejudice the loan application by the applicant(s). I hereby further declare and certify that I have sighted and verified the original copy of the enclosed documents submitted herein for the purposes of the loan application by the applicant(s) and I have met and interviewed all the applicant(s) in their office and/or business premise.

Comments: _____

Signature: _____

Agent's Name: _____

I.C. No.: _____

TICK ✓ SQUARES AS APPROPRIATE / TANDAKAN ✓ KOTAK YANG SESUAI

1. PERSONAL DATA OF APPLICANTS / BUTIR-BUTIR PERIBADI PEMOHON

Single Application / Permohonan Individu **Joint Application** / Permohonan Bersama → **Relationship** / Perhubungan: _____

Please complete separate form if co-applicant is not spouse / Sila lengkapkan borang berasingan jika pemohon bersama bukan suami atau isteri:

Full name of Applicant / Nama Penuh Pemohon: _____

IC No. (New & Old)/Passport No. / No. KP (Baru & Lama)/Pasport: _____ **Date of Birth** / Tarikh Lahir: _____

Residency Status / Status Kediaman: **Bumiputra** **Non** / Bukan Bumiputra **Resident** / Residen **Non-Resident** / Bukan Residen

Marital Status / Taraf Perkahwinan: **Single** / Bujang **Married** / Berkahwin **Others** / Lain-lain _____

Nationality / Warganegara: **Malaysian** / Malaysia **Foreigner** / Rakyat Asing **Country of Origin** / Negara Asal : _____

No. of Dependant(s) / Bil. Tanggungan: _____ **Age of Dependant(s)** / Umur Tanggungan: _____

Home Address / Alamat Rumah: **Owned** / Milik sendiri **Rented** / Sewa **Family** / Keluarga

_____ **Postcode** / Poskod: _____

Correspondence Address (please tick) / Alamat Surat-menyurat (sila tandakan): **Home Address** / Alamat Rumah **Business Address** / Alamat Perniagaan

Tel No. (H) / No. Tel (R): _____ **(H/P)/(T/B)**: _____

E-mail address / Alamat e-mel: _____

Name & address of present employer or own business (if self-employed) / Nama & alamat majikan sekarang atau perniagaan sendiri (jika bekerja sendiri):

Company Name / Nama Syarikat: _____

Nature of Business / Jenis Perniagaan: _____

Business Address / Alamat Perniagaan: _____

_____ **Postcode** / Poskod: _____

Tel No.(O) / No. Tel(P) : _____ **Occupation** / Pekerjaan: _____

Years with firm/in operation / Bilangan tahun di syarikat/beroperasi: _____

Qualification / Kelayakan: _____ **Year Completed** / Tahun Tamat Pelajaran: _____

Secondary & below / Sek. Men. & ke bawah **Diploma** / Diploma **Degree** / Ijazah **Master** / Sarjana **Others** / Lain-lain : _____

If current employment is less than 3 years, please state: / Jika pekerjaan sekarang kurang dari 3 tahun, sila nyatakan:

Previous occupation / Pekerjaan sebelum ini: _____ **Previous employer** / Majikan sebelum ini: _____

Years / Tahun: _____ **Other income** / Pendapatan lain: _____ **Source** / Sumber: _____

Basic monthly income (Average 36 monthly income if self-employed) / Pendapatan asas bulanan (purata pendapatan 36 bulan jika bekerja sendiri)

2. PARTICULARS OF SPOUSE (IF MARRIED) / BUTIR-BUTIR SUAMI/ISTERI (JIKA BERKAHWIN)

Full name of Applicant / Nama Penuh Pemohon: _____

IC No. (New & Old)/Passport No. / No. KP (Baru & Lama)/Pasport: _____ **Date of Birth** / Tarikh Lahir: _____

Residency Status / Status Kediaman: **Bumiputra** **Non** / Bukan Bumiputra **Resident** / Residen **Non-Resident** / Bukan Residen

Nationality / Warganegara: **Malaysian** / Malaysia **Foreigner** / Rakyat Asing **Country of Origin** / Negara Asal : _____

Name & address of present employer/own business (if self-employed) / Nama & alamat majikan sekarang/perniagaan sendiri (jika bekerja sendiri)

Company Name / Nama Syarikat: _____ **Nature of Business** / Jenis Perniagaan: _____

Business Address / Alamat Perniagaan: _____

_____ **Postcode** / Poskod: _____

Tel No.(O) / No. Tel(P) : _____ **(H/P)** / (T/B): _____

E-mail address / Alamat E-mail: _____ **Occupation** / Pekerjaan: _____

Years with firm/in operation / Bilangan tahun di syarikat/beroperasi: _____

Qualification / Kelayakan: _____ **Year Completed** / Tahun Tamat Pelajaran: _____

Secondary & below / Sek. Men. & ke bawah **Diploma** / Diploma **Degree** / Ijazah **Master** / Sarjana **Others** / Lain-lain : _____

If current employment is less than 3 years, please state: / Jika pekerjaan sekarang kurang dari 3 tahun, sila nyatakan:

Previous occupation / Pekerjaan sebelum ini: _____ **Previous employer** / Majikan sebelum ini: _____

Years / Tahun: _____ **Other income** / Pendapatan lain: _____ **Source** / Sumber: _____

Basic monthly income (Average 36 monthly income if self-employed) / Pendapatan asas bulanan (purata pendapatan 36 bulan jika bekerja sendiri)

3. NEXT OF KIN (Not residing the same address) / SAUDARA TERDEKAT (Tidak menetap di alamat yang sama)

Name>Nama:	(1)	(2)
Relationship/Perhubungan:		
Address/Alamat:		
Tel No./No. Tel:	(H/P) (H)	(H/P) (H)

4. ASSETS / ASET

Fixed Deposit (RM) Simpanan Tetap (RM)	Savings A/C (RM) Akaun Simpanan (RM)	EPF (A/C No. 2) (RM) KWSP (No A/k 2) (RM)	Quoted Shares (RM) Syer Disebuttharga (RM)	Unit Trust (RM) Amanah Saham (RM)		
Real Estate/Hartanah						
Type of Property Jenis Hartanah	Location Lokasi	Purchase Price (RM) Harga Belian (RM)	Year of Purchase Tahun Dibeli	Rental (RM) Sewa (RM)	Open Market Value Nilai Pasaran Terbuka	Charged (Y/N) Dicaj (Y/T)

5. LIABILITIES / LIABILITI

Type of Facility Jenis Kemudahan	Financial Institution & Branch Institusi Kewangan & Cawangan	Monthly Instalment (RM) Bayaran Ansuran Bulanan (RM)	Balance Outstanding (RM) Baki Hutang (RM)
Housing/Mortgage/Overdraft/Shop Pinjaman Perumahan/Overdraft/Kedai	1.		
	2.		
	3.		
Car & Registration No./Kereta & No. Pendaftaran	1.		
	2.		
Personal/Peribadi	1.		
	2.		
Credit Card/Kad Kredit	1.		
	2.		
	3.		
Others/Lain-lain	1.		
	2.		

Please declare whether applicant and/or spouse is acting as a guarantor. If yes, please state amount & etc. / Sila nyatakan sama ada pemohon dan/atau suami/isteri merupakan penjamin. Jika ya, sila nyatakan jumlah dll. Yes/Ya No/Tidak

Particulars of Guarantee/Butir-butir Jaminan : _____

Have you ever had bankruptcy or legal proceedings taken against you relating to any financial matters? / Pernahkah tindakan bankrap atau undang-undang berkaitan hal-hal kewangan diambil ke atas anda? No/Tidak Yes- Please give details / Ya - Sila beri penjelasan _____

6. MONTHLY GENERAL EXPENSES / PERBELANJAAN AM BULANAN

List/Senarai	RM	List/Senarai	RM
Food & Groceries Makanan & Barang Runcit		Transport/Car (petrol, insurance, maintenance) Pengkangkutan/Kereta (petrol, insurans, penyelenggaraan)	
Electricity/Water Elektrik/Air		Fire/Life insurance premium Insurans Premium Kebakaran/Nyawa	
Yearly Assessment/Quit Rent Taksiran/Cukai Tanah Tahunan		Telephone/HP/Internet Telefon/T.Bimbit/Internet	
House and/ Shop Maintenance/Maintenance Fee Penyelenggaraan Rumah dan/ Kedai/Yuran Penyelenggaraan		Clothing/Healthcare Pakaian/Penjagaan Kesihatan	
School/Tuition Fees (if any) Yuran Sekolah/Tuisyen (jika ada)		Others (pls specify)/Lain-lain (sila nyatakan):	

7. PARTICULARS OF LOAN REQUESTED / BUTIR-BUTIR PINJAMAN YANG DIMINTA

Loan Amount /Jumlah Pinjaman: RM _____ Repayment Period/Temphoh Pembayaran: _____

Fixed Rate Loan/Skim Kadar Tetap _____ Tiered Fixed Rate Loan/Skim Kadar Berbilang Tetap _____

Package Type/Jenis Pakej : Zero Moving Cost /Tanpa Kos Pemindahan

Non-Zero Moving Cost (Fees paid by applicant)/Dengan Kos Pemindahan (Yuran yang dibayar oleh pemohon)

GMRTA Premium Financed/GMRTA Premium dibiayai : Yes/Ya No/Tidak

Purpose/Tujuan : Purchase/Pembelian Refinancing/Pembiayaan Semula

If refinancing from other financial institutions/Jika membiayai semula dari institusi kewangan lain:

Original Loan Amount/Jumlah Pinjaman Asal: RM _____ Monthly Repayment/Bayaran Bulanan : RM _____

Present Outstanding/Jumlah Baki: RM _____ Financial Institution/Institusi kewangan: _____

Have your loan application been declined by AIA Bhd. or any financial institution during the past 6 months? / Pernahkah permohonan pinjaman anda ditolak oleh AIA Bhd. atau mana-mana Institusi Kewangan dalam masa 6 bulan yang lepas? Yes/Ya No/Tidak

8. FOR PURCHASE/REFINANCING OF PROPERTY / UNTUK MEMBELI/MEMBIAYAI SEMULA HARTANAH

Purchase Price/Harga Belian RM _____ Year/Tahun: _____ Registered Owner(s)/Pemilik: _____

Is the applicant(s) related to the vendor(s)?/Adakah pemohon mempunyai tali perhubungan dengan penjual?

 Yes/Ya No/Tidak If yes, state the relationship/Jika ya, nyatakan perhubungan: _____

How is the downpayment for purchase funded?/Bayaran pendahuluan untuk pembelian diperolehi dari mana?

 Savings/Simpanan EPF withdrawal/Pengeluaran KWSP Others/Lain-lain _____**9. PARTICULAR OF PROPERTY / BUTIR-BUTIR HARTANAH**

Location/Address/Lokasi/Alamat : _____

Type of Property/Jenis Hartanah : _____

 Residence/Rumah Kediaman Business use/Kegunaan perniagaan

Please provide property owner(s) details if differs from applicant(s)/Sila berikan butiran pemilik hartanah jika berbeza daripada pemohon:

Name>Nama: _____

IC No. (New & Old)/Passport No. / No. KP (Baru & Lama)/Pasport: _____

Tel. No. & email address/No. Tel & alamat e-mel: _____

For own occupation/Untuk didiami pemilik : Yes/Ya No/TidakHas the Individual Title been issued?/Sudahkah Hak Milik Individu dikeluarkan? Yes/Sudah No/BelumIs there restriction in interest on the Master Title (ie. consent to sell, transfer, charge from State Authority is required)/Adakah terdapat sebarang halangan terhadap Hak Milik Induk (ie kebenaran untuk menjual, memindah, caj daripada Pihak Berkuasa Tempatan diperlukan) Yes/Ya No/Tidak

Land Area/Keluasan Tanah: _____ Built-up Area/Keluasan Bina Siap: _____

 Freehold/Milik Bebas Leasehold, Date of expiry/Pegangan Berjangka _____ Age of Property/Usia Hartanah: _____Completed with Permanent Certificate of Fitness/Siap dengan sijil layak duduk: Yes/Ya No/TidakRenovated/Ubahsuai : Yes/Ya No/Tidak Estimated Costs/Anggaran : RM _____

Details of Renovation/Butir-butir Ubahsuai : _____

Is it located at T-junction, near oxidation pond, near telecommunication towers, highway, hillslope or any negative factors you would like to disclose?/

Adakah ia terletak di persimpangan-T, berhampiran kolam pengoksidaan, berhampiran Menara telekomunikasi, lebuh raya, cerun bukit atau sebarang faktor negatif yang harus dinyatakan? Yes/Ya No/Tidak If yes, please state/Jika ya, sila nyatakan: _____**10. DISCLOSURE TO/FROM AIA Bhd. / PENGAKUAN KEPADA/DARIPADA AIA Bhd.**

- 1) I/We confirm that the information given is true and correct and authorize you or your representative/agent to obtain information from any source regarding this application. / Saya/Kami mengesahkan bahawa maklumat yang diberi adalah tepat dan membenarkan anda atau wakil/agen anda untuk mendapatkan maklumat dari sebarang sumber berkenaan dengan permohonan ini.
- 2) I/We hereby irrevocable authorized AIA Bhd. to verify the information or documents including but not limited to my/our income statement, employment details and bank statements furnished by me/us with the issuer of the information or documents, including but not limited to my/our employer, business partners, suppliers, clients, corporate bodies, banker, credit rating agencies and next of kin. / Saya/Kami dengan muktamad memberi kuasa kepada AIA Bhd. untuk mengesahkan maklumat atau dokumen termasuk tetapi tidak terhad kepada penyata pendapatan saya/kami, butir-butir pekerjaan dan penyata bank yang diberikan oleh saya/kami dengan penerbit maklumat atau dokumen, termasuk tetapi tidak terhad kepada majikan saya/kami, rakan perniagaan, pembekal, pelanggan, badan-badan korporat, pihak bank, agensi penarafan kredit dan para waris saya/kami.
- 3) I/We understand AIA Bhd. reserves the right to reject the application at its sole discretion without stating any reason. This application and supporting documents will remain the property of AIA Bhd. regardless of whether the application is approved. / Saya/Kami memahami bahawa AIA Bhd. berhak menolak permohonan ini mengikut budi bicaranya tanpa memberi sebarang alasan. Permohonan ini dan segala dokumen yang dilampirkan akan menjadi hak milik AIA Bhd. tidak kira sama ada pinjaman diluluskan atau tidak.
- 4) I/We authorize AIA Bhd. to contact the next of kin/agent in the event of default/late payment. / Saya/Kami membenarkan AIA Bhd. menghubungi saudara terdekat/agen jika berlaku kegagalan/kelewatan pembayaran.
- 5) I/We are aware that it is advisable to protect the total loan amount with an AIA Bhd. or AIA PUBLIC Takaful Bhd. Life Policy/AIA Bhd. GMRTA including the houseowner/commercial fire insurance. / Saya/Kami menyedari kepentingan melindungi jumlah pinjaman dengan polisi nyawa AIA Bhd. or AIA PUBLIC Takaful Bhd. /GMRTA AIA Bhd. serta polisi insurans pemilik rumah/kebakaran komersial.
- 6) I/We undertake to submit all documentation as required by AIA Bhd. failing which the loan will be repriced at the prescribed rate as applicable at the time of receipt of full documentation by AIA Bhd. / Saya/Kami akan menyerahkan semua dokumen yang diperlukan oleh AIA Bhd., kegagalan berbuat demikian akan menyebabkan pinjaman akan diberikan pada kadar yang dinyatakan pada waktu penerimaan dokumen lengkap oleh AIA Bhd.
- 7) I/We understand and agree that any personal information collected or held by the Company (whether contained in this application or otherwise obtained) may be held, used, and disclosed by the Company to individuals/organization related to and associated with the Company or any selected third party (within or outside of Malaysia) for the purpose of processing this application and providing subsequent service for this and other financial products and service and to communicate with me/us for such purposes. I/We understand that I/we have a right to obtain access to and to request correction of any personal information held by the Company concerning me/us. Such request can be made to any of the Company's Customer Service Centre. / Saya/Kami faham dan bersetuju bahawa sebarang maklumat peribadi yang dikumpulkan atau dipegang oleh Syarikat (sama ada terkandung dalam permohonan ini atau diperolehi dengan cara lain) boleh dipegang, digunakan, dan diberikan oleh Syarikat kepada individu/organisasi yang berhubung dan berkaitan dengan syarikat atau mana-mana pihak ketiga yang dipilih (di dalam atau di luar Malaysia) bagi tujuan memproses permohonan ini dan memberikan khidmat seterusnya untuk produk dan khidmat kewangan yang lain dan untuk berkomunikasi dengan saya/kami untuk tujuan seperti itu. Saya/Kami faham bahawa saya/kami berhak memperoleh akses kepada, dan memohon pembetulan sebarang maklumat peribadi yang dipegang oleh Syarikat berkaitan dengan saya/kami. Permohonan seperti itu boleh dibuat di mana-mana Pusat Khidmat Pelanggan Syarikat.

- 8) To receive information regarding exclusive promotions and offers from AIA Bhd., please tick below/Untuk menerima maklumat mengenai promosi dan tawaran eksklusif dari AIA Bhd., sila tandakan di bawah:
- I/We agree that any personal information collected or held by the Company (whether contained in this application or otherwise obtained) may be disclosed by the Company to any selected third party for the purposes of cross marketing, direct marketing, and data matching, and to communicate with me/us for such purposes. I/We understand that I/we have a right to obtain access to and to request correction of any personal information held by the Company concerning me/us. Such request can be made to any of the Company's Customer Service Centre. / Saya/Kami bersetuju bahawa sebarang maklumat peribadi yang dikumpulkan atau dipegang oleh Syarikat (sama ada terkandung dalam permohonan ini atau diperolehi dengan cara lain) boleh diberikan oleh Syarikat kepada mana-mana pihak ketiga yang dipilih bagi tujuan pemasaran silang, pemasaran langsung, dan pemadanan data dan untuk berkomunikasi dengan saya/kami untuk tujuan tersebut. Saya/Kami faham bahawa saya/kami berhak memperoleh akses kepada, dan memohon pembetulan sebarang maklumat peribadi yang dipegang oleh Syarikat berkaitan dengan saya/kami. Permohonan seperti itu boleh dibuat di mana-mana Pusat Khidmat Pelanggan Syarikat.
- 9) I/We confirm that I am/we are not a Director of AIA Bhd., a member of the management team of AIA Bhd. having authority and responsibility in the planning, directing, and/or controlling of activities and/or employee of AIA Bhd. involved in the appraising, approving or reviewing of financing facilities or controlling of shareholders ("Specified Person"). I/We also confirm that I am/we are not related to a Specified Person and no Specified Person is acting as my/our guarantor for this loan. If I/we become a Specified Person, become related to a Specified Person or if a Specified Person becomes my/our guarantor for this loan, I/we agree to notify AIA Bhd. of the change in my status, and where applicable, the name and my/our relationship with the Specified Person, when I/we become aware of such relationship. / Saya/Kami mengesahkan bahawa saya/kami bukan Pengarah AIA Bhd., ahli pengurusan AIA Bhd. yang mempunyai kuasa dan tanggungjawab dalam perancangan, mengarahkan, dan/atau mengawal aktiviti dan/atau pekerja AIA Bhd. yang terlibat dalam menilai, meluluskan atau mengkaji semula kemudahan pembiayaan atau pengawalan pemegang saham ("Orang Yang Ditentukan"). Saya/Kami juga mengesahkan bahawa saya/kami tidak ada kaitan dengan Orang Yang Tertentu dan tiada Orang Khusus yang bertindak sebagai penjamin saya/kami untuk pinjaman ini. Sekiranya saya/kami menjadi Orang Yang Ditentukan, menjadi berkaitan dengan Orang Yang Ditentukan atau jika Orang Yang Ditentukan menjadi penjamin saya/kami untuk pinjaman ini, saya/kami bersetuju untuk memberitahu AIA Bhd. tentang perubahan dalam status saya, dan jika berkenaan, nama dan hubungan saya/kami dengan Orang yang Ditentukan, apabila saya/kami sedar hubungan sedemikian.
- 10) I/We hereby confirm that I/we have been given a copy of the Product Disclosure Sheet by my/our agent and I/we have fully understood the contents of the Product Disclosure Sheet as explained to me/us by my/our agent. / Saya/Kami dengan ini mengesahkan bahawa saya/kami telah ditunjukkan salinan Pendedahan Produk oleh ejen saya/kami dan saya/kami telah memahami sepenuhnya kandungan-kandungan salinan Pendedahan Produk seperti yang telah diterangkan kepada saya/kami oleh ejen saya/kami.
- 11) I/We agree, consent and authorize any credit reporting agencies registered under the Credit Reporting Agencies Act 2010 ("CRA") to process and disclose any of my/our credit information (as defined in the CRA) in the records of the credit reporting agencies and to access, process and disclose any of my/our credit information in the records of the Credit Bureau, Bank Negara Malaysia which includes Central Credit Reference Information System (CCRIS) to AIA Bhd. for the purposes of processing or considering my/our application/additional application for AIA Bhd.'s products or services including but not limited to credit evaluation, credit reviews, credit monitoring and debt recovery processes. Where AIA Bhd. requires any such processing to be further processed by any of its processing centre located outside Malaysia, I/we hereby give my/our consent to AIA Bhd. to disclose my/our credit information obtained from the credit reporting agencies to such locations outside Malaysia. / Saya/Kami bersetuju, membenarkan dan memberi kuasa kepada mana-mana agensi pelaporan kredit yang didaftarkan di bawah Akta Agensi Pelaporan Kredit 2010 ("CRA") untuk memproses dan mendedahkan mana-mana maklumat kredit saya/kami (sebagaimana ditakrifkan dalam CRA) dalam rekod pelaporan kredit agensi-agensi dan untuk mengakses, memproses dan mendedahkan mana-mana maklumat kredit saya/kami dalam rekod Biro Kredit, Bank Negara Malaysia yang merangkumi Sistem Maklumat Rujukan Kredit Pusat (CCRIS) kepada AIA Bhd. untuk tujuan pemrosesan atau pertimbangan permohonan/permohonan tambahan saya/kami untuk produk atau perkhidmatan AIA Bhd. termasuk tetapi tidak terhad kepada penilaian kredit, ulasan kredit, pemantauan kredit dan proses pemulihan hutang. Sekiranya AIA Bhd. menghendaki apa-apa pemrosesan sedemikian diproses selanjutnya oleh mana-mana pusat pemrosesannya yang terletak di luar Malaysia, saya/kami dengan ini memberikan persetujuan saya/kami kepada AIA Bhd. untuk mendedahkan maklumat kredit saya/kami yang diperoleh daripada agensi pelaporan kredit ke lokasi-lokasi di luar Malaysia.

.....
 First & Second Applicant(s) Signature / Tandatangan Pemohon yang Pertama & Kedua

.....
 Date / Tarikh