



AIA Bhd. (790895-D)

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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 in the letter of offer. **Please do seek clarification from AIA if you do not understand any part of this document or the general terms**)

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 this financing.**

2. What do I get from the product?

Total Amount Borrowed : RM
Margin of Financing : % of OMV (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 fees, stamp duty¹, disbursement charges² and valuation fees (for loan documentation) will be borne by the borrower.

For Zero Moving Cost packages, all legal fees, stamp duty¹, disbursement charges² and valuation fees (for loan documentation) will be borne by AIA.

¹ As per the Stamp Duty Act 1949 (Revised 1989)

² Include fees for registration of charge, land search and bankruptcy search

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
- For the zero moving cost package, 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,

- *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.**
- **We have the right 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 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 or such other rate as may be imposed by AIA at any time or from time to time shall be 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 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. 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.
- A houseowner insurance policy on the property to be charged is required.
For non landed properties, a certified true copy of the master policy with AIA Bhd. endorsed as a mortgagee/chargee 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 correspondence 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 complaint on the products or services provided by us, you may contact us at:
AIA Bhd.
Mortgage Operations, 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 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: 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 housing loan packages available.

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

This information provided in this disclosure sheet is valid as at 1st September 2016

Disclaimer: Whilst every care has been taken in compiling the figures and information in the product disclosure sheet above, please refer to the Offer Letter (given upon your successful loan application) for the finalized loan details and terms and conditions.