



PRODUCT BRIEF - AIA FIXED RATE HOME LOAN

Margin of Financing (MoF)

- MOF is based on Open Market Value (OMV) or purchase price whichever is lower for new purchase.
- OMV shall be based on the valuation report prepared by AIA panel of valuers.
- MoF is up to 90% for New Purchase and up to 80% for refinance cases.
- Exceptions can be considered on a case by case basis and at the discretion of AIA Bhd.

Loan Tenure: Up to 35 years or age 70 whichever is earlier.

Minimum Loan: RM 100,000

Minimum Market Value: RM 200,000

Who can apply?

- Individual Malaysian Citizens or permanent residents (not under the sanctioned countries list).
- For Self Employed - The business established for at least 3 years and operating profitability for the past 3 years.
- Foreigners residing and employed in Malaysia for a period of time with valid working permit or are with Malaysian spouses.

Other Terms and Conditions

- Life policy and/ or Mortgage Reducing Term Assurance (MRTA) are 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.
- Zero Moving Cost refer to the legal fees, stamp duty, disbursement and valuation for the loan agreement only.

Properties Financed

Completed residential properties

- With Permanent Certificate of Completion & Compliance (CCC)
- Landed - Klang Valley, Penang/Seberang Prai, Sg. Petani, Kulim, Parit Buntar, Seremban, Johor Bahru, Batu Pahat, Muar, Ipoh, Kampar, Taiping, Kuantan, Melaka Town, Kota Kinabalu and Kuching only.
- Non-landed (ie. apartments, condominiums & townhouses) - Klang Valley, Penang, Ipoh, Melaka Town, Kuantan, Johor Bahru, Kota Kinabalu and Kuching only.
- Note: For leasehold land, the unexpired land lease must exceed 30 years upon maturity of the loan (for Peninsular Malaysia and Kota Kinabalu only). For Kuching, to exceed 15 years upon maturity of the loan tenure.

Excluding residential properties located at landslip/flood prone area/ Oxidation pond/power station, T-junction and native land.

Under construction properties - available within AIA's approved list of panel of developers and projects.

Note: Interest rate offered will depend on the current packages offered and will vary from time to time.

AIA may from time to time impose additional terms or vary the terms at its discretion. WEF: JULY 2015