

PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you key information on your loan.

Other customers have read this PDS and found it helpful; **you should read it too.**



BANK SIMPANAN NASIONAL

Date: _____

1 What is BSN MyHomePlus?

BSN MyHomePlus is an additional loan facility offered to existing BSN MyHome customers for the purpose of house renovation, settlement of any facility/commitment in CCRIS report or payslip (if any), education or business use. This product is offered on a floating rate basis, where the interest is calculated using the monthly rest method. It is determined based on the outstanding principal balance at the end of each month. Monthly instalments will vary if the Standard Base Rate (SBR) changes.

2 Know Your Obligations

For this home loan, as an illustration:

- Your loan amount = **RM150,000.00**
- Your monthly instalment = **RM751.14**
- Your loan tenure = **30 years**
- Standard Base Rate (SBR)* = **2.75%**
- Effective Interest Rate (EIR) = **SBR + 1.65% = 4.40% p.a.**
(with MRTT)

In total you will pay RM270,410.89 at the end of 30 years.

It is your responsibility to:



Read and understand the **key terms** in the **contract** before you sign it.



Pay your monthly instalment timely and in full **throughout the loan tenure**. Speak to us if you wish to settle your loan earlier.



Ensure you can afford to pay a higher instalment if the Overnight Policy Rate (OPR) rises.



Contact BSN immediately if you are unable to pay your monthly instalment.

You have to pay the following fees and charges:

- Stamp duty: - **RM10** - Letter of Offer
- **RM5** - Facility Agreement (for every RM1,000 of loan amount)
- **RM10** - Security Document as stated in the Letter of Offer
- Disbursement Fee: - Include but not limited to Stamping Fees, registration of charge, lodgement and withdrawal of caveats and other related charges.
- Legal Fees: - All fees related to the preparation of security documents.
- Valuation Fee: - Applicable to completed property only.
- Late Payment Charge:
 - Before Maturity: Not exceeding **1% p.a.** on the overdue instalment amount.
 - After Maturity: At the **IIMM rate** on the outstanding balance amount.

**The SBR can rise or fall due to changes in the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. Visit our website <https://www.bsn.com.my/page/interest-rates> for details of the SBR historical series.*

If you wish to settle your loan early, you should know:

- Early settlement is allowable at any time by giving written notice to the BSN.
- No 'lock in period' for this facility.
- BSN reserves the rights to impose any actual cost incurred by the BSN as a result of the early settlement.

3 Know Your Risks

What happens if you ignore your obligations?

- You **pay more in total** due to late payment charges.
- BSN may **set off** your outstanding loan balance against any monies in your BSN savings account.
- BSN may **demand immediate payment** of any overdue amount from you and/or the guarantor by written notice.
- BSN reserves the right to **foreclose** your property or **initiate legal action** against you in case of default of the loan terms on your part.
- Your **credit standing** may be adversely affected making future loan more difficult or costly.

Your monthly instalment may increase during the tenure of your loan.

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay higher monthly instalment.

	Current Rate 4.40% p.a.	Rate Increase by 1%	Rate Increase by 2%
Monthly Instalment	RM751.14	RM842.30	RM938.26
Total interest cost at the end of 30 years	RM120,410.89	RM153,226.63	RM187,773.19
Total payment amount at the end of 30 years	RM270,410.89	RM303,226.63	RM337,773.19

Note: The above example is only for illustration.

4 Other Key Terms

- It is important that you update BSN of any changes in your contact details to ensure that all correspondence reaches you promptly.
- Maximum loan amount does not exceed the amount approved under existing MyHome loan (after 5 years).
- Maximum loan tenure not more than the remaining tenure of existing BSN MyHome loan account.
- Subscription to Mortgage Reducing Term Takaful (MRTT) is optional.
- Subscription to Houseowner Takaful/ Fire/ Long Term Houseowner (LTHO) Takaful if necessary.
- Fees and charges are subject to current taxes imposed by the Government of Malaysia or relevant authorities, if applicable.

If you have any questions or require assistance on your property loan, you can:



Call us at:
Tel: 03-2613 1900
(8.00 am – 10.00 pm)



Visit us at:
<https://www.bsn.com.my/page/loans?lang=en>



Email us at:
customercare@bsn.com.my



Scan the QR code above

Customer's Acknowledgement*

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

- ☐ I acknowledge that **Bank Simpanan Nasional** has provided me with a copy of the PDS.
- ☐ I have read and understood the key information contained in the PDS.

**A customer's acknowledgement of this shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.*

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Name:
Date: