

PRODUCT DISCLOSURE SHEET

Read this Product Disclosure Sheet before you decide to take up the Hong Leong CM Flexi Property Financing-i. Be sure to also read the terms in the letter of offer. Seek clarification from Hong Leong Islamic Bank if you do not understand any part of this document or general terms.

Please tick whichever is applicable in this document.

Please do not hesitate to contact us for any clarification.



Hong Leong CM Flexi Property Financing-i

Date: ____ / ____ / ____

1. What is this product about?

This <<house / shop >> financing is an Islamic financing facility which complies with Shariah principles to assist you in owning a property. It comes with a combination of fixed and variable rate.

The profit rate is pegged or attached against the Islamic Base Rate (IBR). Under this product, any increase in rate is subject to ceiling rate or the maximum profit rate chargeable i.e. the Contracted Profit Rate (CPR) where the selling Price is capped at CPR. No matter how high the IBR fluctuates, you will not be charged more than the CPR.

<input type="checkbox"/> Hong Leong House Financing/ Shop Financing	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>It offers flexibility in payment and profit savings.</p> <p>Any excess payment received after deducting your instalment and any charges payable, is deemed as an "Advance Payment".</p> <p>Advance Payment will not be considered as prepayment of the principal balance. However, subject to the terms in the Letter of Offer it must be taken into consideration for profit calculation purposes. The Effective Profit Rate is calculated on the Eligible Principal Outstanding Balance, which is the difference between the financing outstanding balance (exclusive of charges) ("Principal Outstanding Balance") and the Advance Payment or up to 30% of the Principal Outstanding Balance, whichever is lower.</p> <p>Withdrawals are allowed from excess payment under Advance Payment with written notice.</p>
<input type="checkbox"/> Hong Leong Special Housing Financing	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under Bank Negara Malaysia's guideline on "Financing to the Priority Sectors".</p>
<input type="checkbox"/> Housing Guarantee Scheme by Syarikat Jaminan Kredit Perumahan (SJKP)	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under Housing Guarantee Scheme set out by Bank and/or Syarikat Jaminan Kredit Perumahan (SJKP)</p>
<input type="checkbox"/> Special Housing Financing - Housing Guarantee Scheme by Syarikat Jaminan Kredit Perumahan (SJKP)	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under Bank Negara Malaysia's guideline on "Financing to the Priority Sectors" and Syarikat Jaminan Kredit Perumahan (SJKP)</p>
<input type="checkbox"/> Special Housing Financing - Skim Rumah Pertamaku (My First Home Scheme)	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under Bank Negara Malaysia's guideline on "Financing to the Priority Sectors" as well as My First Home Scheme set out by the Bank and/or Cagamas SRP Berhad.</p> <p>Any excess payment received after deducting your instalment and any charges payable, is deemed as an "Advance Payment".</p> <p>Advance Payment will not be considered as prepayment and thereafter will affect your financing outstanding balance for profit calculation purposes. Profit is calculated on the Eligible Outstanding Balance, which is the difference between the financing outstanding balance (inclusive of charges) ("Outstanding Balance") and the Advance Payment or up to 30% of the Outstanding Balance, whichever is lower.</p> <p>No redraw or top up financing is available under this facility.</p>

The information provided in this disclosure sheet is valid as at ____ / ____ / ____

<input type="checkbox"/> Hong Leong Bank My First Home Scheme	<p>This facility is calculated on a variable rate basis and you are offering your property as a security.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under My First Home Scheme set out by the Bank and/or Cagamas SRP Berhad.</p> <p>It offers flexibility in payment and profit savings.</p> <p>Any excess payment received after deducting your instalment and any charges payable, is deemed as an "Advance Payment".</p> <p>Advance Payment will not be considered as prepayment of the principal balance. However, subject to the terms in the Letter of Offer it must be taken into consideration for profit calculation purposes. The Effective Profit Rate is calculated on the Eligible Principal Outstanding Balance, which is the difference between the financing outstanding balance (exclusive of charges) ("Principal Outstanding Balance") and the Advance Payment or up to 30% of the Principal Outstanding Balance, whichever is lower.</p> <p>No withdrawals or top up financing is available under this facility.</p>
<input type="checkbox"/> Hong Leong Bank Skim Rumah Pertamaku-i 2019	<p>This facility is calculated on a variable rate basis and you are offering your property as a security to the Bank.</p> <p>This facility is granted to you subject to you fulfilling all the criteria under My First Home Scheme set out by the Bank and/or Cagamas SRP Berhad. This scheme is open to all Malaysian citizens meeting the following criteria:</p> <ul style="list-style-type: none"> • First time house buyer for the purpose of own occupation • Salaried worker or self-employed • No record of impaired financing for the past 12 months • Single or joint applicants • Gross monthly household income not more than RM 5,000 for single or joint applicants • Property <ul style="list-style-type: none"> (i) Residential property which has been completed or under construction (primary and secondary market); and (ii) Purchase price up to RM300,000 <p>Any excess payment received after deducting your instalment and any charges payable, is deemed as an "Advance Payment".</p> <p>Advance Payment will not be considered as prepayment and thereafter will affect your financing outstanding balance for profit calculation purposes. The Effective Profit Rate is calculated on the Eligible Outstanding Balance, which is the difference between the financing outstanding balance (exclusive of charges) ("Principal Outstanding Balance") and the Advance Payment or up to 30% of the Principal Outstanding Balance, whichever is lower.</p> <p>No redraw, top up financing is available under this facility.</p> <p>For purchase of property with purchase price not exceeding RM300,000, you may choose any of the following payment options:</p> <ol style="list-style-type: none"> i. Upon full disbursement of the facilities, to pay monthly payment that consists of both principal and profit over the entire financing tenure; or ii. Upon full disbursement of the facility, to pay monthly payments consisting only of the profit portion for 60 months. Thereafter, to pay monthly payments consisting of both principal and profit for the remaining financing tenure. However, you may, at any time during the 60 months, choose to pay both principal and profit, by notifying the Bank that you wish to do so. <p>Note: Frequently Asked Questions (FAQ) is available at our corporate website.</p>

2. What is the Shariah concept applicable?

The Shariah principle used is Murabahah via Tawarruq arrangement. Murabahah is a sale and purchase of an asset where the acquisition cost and the mark-up are disclosed to the Customer. Tawarruq refers to two sale and purchase contracts. The first involves the sale of an asset by the Bank to the Customer on a deferred basis. Subsequently the Customer will sell the same asset to a third party to obtain cash.

The mechanics involved:

1. The Bank buys the commodity* at Facility Amount on spot basis;
2. Bank now owns the commodity;
3. Bank sells the commodity to customer at a Selling Price (cost plus mark-up [Murabahah]) on deferred payment (instalments). As owner of the commodity, customer may opt to take physical delivery/possession at his own expense;
4. Next, as the owner of the commodity, customer appoints Bank as agent (wakil) to sell the commodity;
5. Bank (as agent of the customer) sells commodity at Facility Amount on spot to a third party for cash;
6. Bank disburses the proceeds (Facility Amount) of the customer's sale of the commodity (Facility Amount)

*Commodity: -

- (a) The commodity is in the form of Crude Palm Oil or any other Shariah compliant commodities to be traded under the Facility which must be acceptable to the parties and as approved by the Shariah Committee of the Bank;

(b) The trading is carried out on a multi-commodity trading platform such as Bursa Suq Al Sila' or any other commodity trading platform, which, facilitates Tawarruq transactions and has been approved by the Shariah Committee of the Bank.

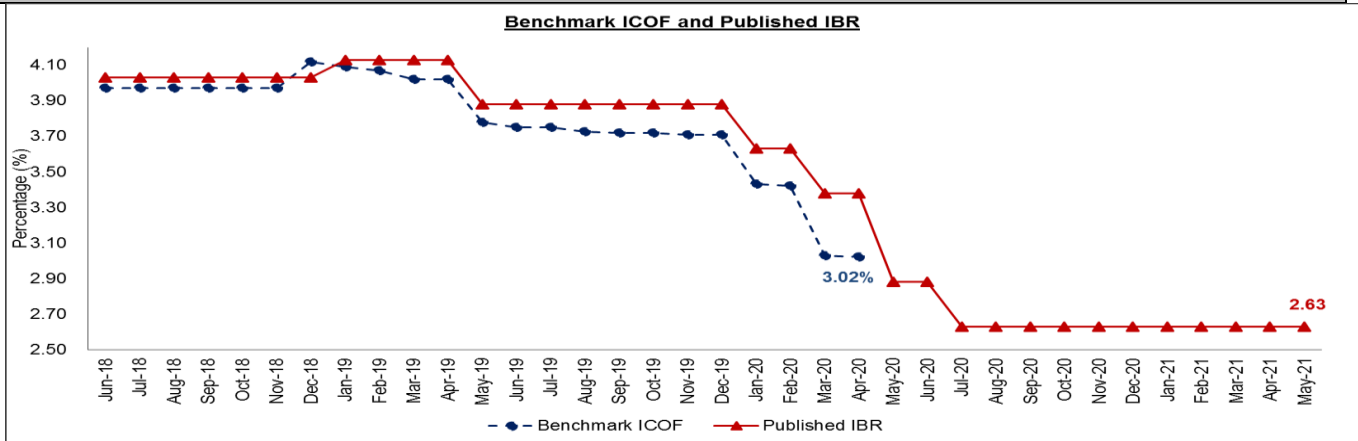
3. What is the Islamic Base Rate (IBR)?

The IBR we offer on this product is made up of two parts, our benchmark Islamic Cost of Funds (ICOF) and the Statutory Reserve Requirement (SRR) cost imposed by Bank Negara Malaysia. Our benchmark ICOF reflects the cost of raising new funds in prevailing market funding conditions based on the 3-month KLIBOR and customer deposit rates.

4. What are the possible scenarios to trigger a change in the IBR?

Our IBR can rise or fall due to changes in the benchmark ICOF and changes in the SRR. Changes in the benchmark ICOF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of Bank Negara Malaysia, as well as other factors such as market funding conditions, future profit rate expectations and industry deposits trend.

5. Historical benchmark ICOF since June 2018



6. What do I get from this product?

Facility 1 < Product Name > :

Item	Description								
Total amount financed	RM								
Margin of financing *	< > %								
Tenure	months								
Profit rate / Effective profit rate	<table border="1"> <thead> <tr> <th>Profit rate</th> <th>Effective profit rate</th> </tr> </thead> <tbody> <tr> <td>Year 1 : IBR + < >%</td> <td>< >%</td> </tr> <tr> <td>Year 2-3 : IBR + < >%</td> <td>< >%</td> </tr> <tr> <td>Thereafter : IBR + < >%</td> <td>< >%</td> </tr> </tbody> </table>	Profit rate	Effective profit rate	Year 1 : IBR + < >%	< >%	Year 2-3 : IBR + < >%	< >%	Thereafter : IBR + < >%	< >%
Profit rate	Effective profit rate								
Year 1 : IBR + < >%	< >%								
Year 2-3 : IBR + < >%	< >%								
Thereafter : IBR + < >%	< >%								
Contracted profit rate	< > % p.a.								
Selling price	RM								

Facility 2 < Product Name >:

Item	Description								
Total amount financed	RM								
Margin of financing *	< > %								
Tenure	months								
Profit rate / Effective profit rate	<table border="1"> <thead> <tr> <th>Profit rate</th> <th>Effective profit rate</th> </tr> </thead> <tbody> <tr> <td>Year 1 : IBR + < >%</td> <td>< >%</td> </tr> <tr> <td>Year 2-3 : IBR + < >%</td> <td>< >%</td> </tr> <tr> <td>Thereafter : IBR + < >%</td> <td>< >%</td> </tr> </tbody> </table>	Profit rate	Effective profit rate	Year 1 : IBR + < >%	< >%	Year 2-3 : IBR + < >%	< >%	Thereafter : IBR + < >%	< >%
Profit rate	Effective profit rate								
Year 1 : IBR + < >%	< >%								
Year 2-3 : IBR + < >%	< >%								
Thereafter : IBR + < >%	< >%								
Contracted profit rate	< > % p.a.								
Selling price	RM								

Note: Current Islamic Base Rate (IBR) is <2.63>%

*The Margin of Financing is calculated based on the net selling price/current market value of the property and not based on the SPA price.

7. What are my obligations?

Important: Your monthly instalment amount and total payment amount will vary if the IBR changes but will not be charged more than the CPR and the agreed Selling Price.

Rate	Today (IBR=<2.63>%)	If IBR goes up 1%	If IBR goes up 2%
Facility 1 < Product Name>			
Monthly instalment	RM	RM	RM
Total profit at the end of <[Approved Tenure]> months (exclude GPP)	RM	RM	RM
Total payment amount at the end of <[Approved Tenure]> months (exclude GPP)	RM	RM	RM

Applicable to Skim Rumah Pertamaku-i 2019 (Step-Up) only

Rate	Today (IBR=<2.63>%)	If BR goes up 1%	If BR goes up 2%
Facility 1 - <Product Name>			
Month 1 to 60 with Monthly Profit Payment from date of full disbursement	RM	RM	RM
Thereafter - Monthly payment amount	RM	RM	RM
Total profit cost at the end of <Approved Tenure> months	RM	RM	RM
Total payment amount at the end of <Approved Tenure> months	RM	RM	RM
Facility 2 - <Product Name>			
Month 1 to 60 with Monthly Profit Payment from date of full disbursement	RM	RM	RM
Thereafter – Monthly payment amount	RM	RM	RM
Total profit cost at the end of <Approved Tenure> months	RM	RM	RM
Total payment amount at the end of <Approved Tenure> months	RM	RM	RM

Note:

- Pending commencement of the monthly instalment as provided in the table above, you are required to pay the Bank monthly Grace Period Profit (GPP) (if any), and calculated at the Effective Profit Rate on the daily outstanding amount (or based on monthly rest where specified and applicable) from the first disbursement of the Facility or commencing from such date as advised by the Bank in writing.
- Rebate must be provided to you if there is a difference between the contracted profit rate and the effective profit rate.
- The Bank may, from time to time, subject to the CPR, vary the IBR. If and whenever the Effective Profit Rate (EPR) is varied as a consequence of variations to the IBR, the Bank may make the following adjustment consequent upon such variation, namely, either:-
 - i. by varying the amount of any Monthly Instalments; or
 - ii. by varying the number of the Monthly Instalments.

Any variation will be subject to the Bank furnishing to you at least twenty one (21) days prior written notice.

• **Applicable to Skim Rumah Pertamaku-i 2019 (Step-Up) only**

If you choose the Skim Rumah Pertamaku-i with Step Up payment, i.e. you will pay (only the profit portion of your financing for another 60 months after full disbursement of the facility ("Step-Up Payment Period"), please be informed of the following: -

- i. You will have to pay higher total profit charges at the end of the financing tenure because you have chosen to service profit only for the first 60 months of the financing tenure.
- ii. You will only start the payment of monthly instalment that consists of both profit and principal payment after the end of the Step-Up Payment Period. Your principal outstanding balance will not be reduced during the Step-Up Payment Period.
- iii. The monthly instalment for the facility will be higher from 61 months- onwards because the first 60 months of the financing tenure was for payment of profit only.
- iv. The principal outstanding balance of your financing will only begin to reduce once you start paying both principal and profit.

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

For full list of fees and charges, please visit our website www.hlisb.com.my/financing1 or scan here



9. What if I fail to fulfil my obligations?

Should you fail to service your payment obligation in a timely manner, the following must apply:

• Compensation Charges

- a) For default payment during facility tenure = 1% p.a. on the overdue instalment amount;
- b) For default causing the facility to be terminated or brought to court = 1% p.a. on the outstanding balance (outstanding principal plus accrued profit);
- c) For default payment after expiry of facility tenure = BNM Islamic Interbank Money Market ("IIMM") rate on the outstanding balance (outstanding principal plus accrued profit);
- d) For default payment after court judgement has been obtained against you = IIMM rate on the basic judgement sum.
- e) If you default on any payment of monies due under the Facility(ies) during the duration of the Facility(ies) for a period of hundred (100) days from the date such monies become due and payable or such other period as the Bank may notify you from time to time, the Bank must be entitled to vary the Effective Profit Rate, which must thereafter comprise of Additional Profit above the Effective Profit Rate ("Amended Effective Profit Rate") on daily rests or such other rate as the Bank may effective on the balance outstanding. The Amended Effective Profit Rate will continue to apply until such time when you have paid all amounts outstanding under the Facilities, regularised your account and/or the monies due and payable by you have been outstanding for less than a period of 90 days (or such other period as the Bank may notify you from time to time) from the date when such monies were due for payment. For the purpose of this Clause 3 (f), the "Additional Profit" shall be chargeable at 2.0% per annum which shall not be compounded and the Amended Effective Profit Rate shall not be more than the disclosed Ceiling/Contracted Profit Rate (CPR).

Note:

- (i) Compensation charges must not be added to the outstanding principal and must not be more than the outstanding principal
- (ii) Compensation charges method and rate are subject to changes as may be prescribed by BNM
- (iii) Compensation charges is computed on a daily basis from the payment due date/maturity date/judgement date

• Right to set-off

The Bank may set-off/deduct any credit balance in your deposit account maintained with the Bank against any outstanding balance in this financing account subject to the issuance of a seven (7) days' prior written notice to you.

• Legal Action

- Legal action will be taken if you fail to respond to reminder notices given by the Bank.
- Your property may be foreclosed and you will have to bear all costs.
- You are also responsible to settle any shortfall after your property has been sold.

• Credit Rating Deterioration

Legal action against you may affect your credit ratings and the ability to obtain any financing from other financial institutions.

Important:

For more information, please refer to the attached Main Terms and Conditions.

10. What if I fully settle the financing before its maturity?

- Holding period: <holding period> months from 1st release
- The Bank undertakes to grant you rebate at the point of early settlement.
- The early redemption / settlement fees reflects the costs incurred or to be incurred by the Bank as a result of the early settlement which may include the costs of fund, costs of capital, liquidity costs, statutory reserve costs, discounted profit rates, and other costs, as well as any legal fees, stamp duties and/or valuation fees which have been incurred under the terms of the Facilities.

The early redemption / settlement fee are payable at the point of redemption.

Rebate formula:

Rebate on early settlement = Remaining Unearned – *Early Settlement Charges (if any)

Note:

- (a) Remaining Unearned = Total Profit – Accrued Profit
- (b) Total Profit = Selling Price – Financing Amount
- (c) Accrued Profit is calculated based on Effective Profit Rate on the outstanding Financing Amount being disbursed
- (d) *If within holding period
- (e)

11. Do I need any Takaful/Insurance coverage?

- All residential property(ies) are required to be covered under takaful coverage obtained under houseowner certificate(s), whilst commercial and vacant property(ies) to be covered under fire certificate(s).
 - a) You are to ensure that the property (ies) are adequately covered up to their full permissible takaful value, against loss or damage by fire, lightning, tempest, flood, riot, civil commotion, malicious acts and strike and such other risk as the Bank may require;
 - b) You are required to furnish a certified true copy of the certificate or certificates so bought/taken up together with evidence of takaful payment/contribution payable under such certificate or certificates to the Bank with the Bank is endorsed as loss payee/mortgagee. In the event that the Bank takes up the takaful coverage on your behalf, the Bank will debit the fire takaful contribution into your financing account with prior written notice to you.
- Mortgage Reducing Term Takaful (MRTT)/Mortgage Level Term Takaful (MLTT) is optional unless is compulsory due to promotional criteria as stated in Letter of Offer.
- However, you are encouraged to take up the MRTT/MLTT to protect your family from losing the property due to unforeseen circumstances.
- Where the MRTT/MLTT is financed by the Bank, the Bank must only release the takaful contribution either with the first financing release towards financing of the Property(ies) or at any time thereafter subject to the following:

- (a) the Bank has received the letter of acceptance/letter of offer issued by a takaful operator which is acceptable to the Bank;
 - (b) the Bank has not received any notification from the takaful operator of your rejection and/or appeal of the letter of offer;
 - (c) you/takaful are/is not deceased prior to the first release of the financing; and
 - (d) in the event the letter of acceptance/letter of offer issued by the takaful operator expires on or before the first financing release, you will submit a fresh proposal form for evaluation and a fresh letter of acceptance/letter of offer must be procured by you.
- The coverage of the MRTT/MLTT must be effective upon receipt of the full takaful contribution (including any loading or excess to the original takaful contribution quoted) by the takaful operator.
 - Fire Takaful / Houseowner Takaful on the property pledged to Bank as collateral is compulsory, which you may opt from any takaful operators.
- Applicable to Skim Rumah Pertamaku-i 2019**
- Mortgage Reducing Term Takaful (MRTT)/Mortgage Level Term Takaful (MLTT) is optional.
 - However, you are encouraged to take up the MRTT/MLTT to protect your family from losing the property due to unforeseen circumstances.
 - Commission is not applicable.

12. What are the major risks?

The Effective Profit Rate (EPR) is a variable or adjustable rate and may change according to change(s) in the Islamic Base Rate (IBR). An increase in EPR may result in higher monthly payment. However, the EPR increase is capped at the Contracted Profit Rate (CPR) stated above.

13. What do I need to do if there are changes to my contact details?

It is important that you inform us of any changes in your contact details to ensure that all correspondences reach you in a timely manner. To update your correspondence details, please visit any of our branches nationwide.

14. Where can I get assistance and redress?

- If you have any difficulties in making payments, you should contact us earliest possible to discuss payment alternatives. You may contact our Mortgage Collection Centre at:
Level 2, PJ City Development,
No. 15A, Jalan 219, Section 51A,
46100 Petaling Jaya, Selangor
Tel: +603-7959 1888 Fax:+603-7873 8228
Email: MCC2@hbb.hongleong.com.my
- Alternatively, you may seek the services of Credit Counselling and Debt Management Agency [Agensi Kaunseling dan Pengurusan Kredit] (AKPK), an agency established by Bank Negara to provide free services on money management, credit counselling and debt restructuring for individuals and small and medium scale enterprises (SMEs). You can contact AKPK at:
Tingkat 5 and 6, Menara Bumiputra Commerce, Jalan Raja Laut, 50350 Kuala Lumpur
Tel: +603-2616 7766 E-mail: enquiry@akpk.org.my
- If you wish to complain on the products or services provided by us, you may contact us at:
Customer Advocacy
Hong Leong Bank Berhad, 13A Floor, Menara Hong Leong, No 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur.
Tel : +603-7626 8801 / 7626 8802 / 7626 8812 E-mail : customerservice@hbb.hongleong.com.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: +603-2174 1515 E-mail: bnmtelelink@bnm.gov.my

15. Other house financing packages available

- Nil

IMPORTANT NOTICE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR PROPERTY FINANCING.

READING THROUGH CAREFULLY THE DETAILS IN THE PDS IS VERY IMPORTANT SO AS TO ENSURE THAT YOU GET TO KNOW AND UNDERSTAND THE PRODUCT TERMS AND YOU HAVE AGREED TO BE BOUND BY IT.

Appendix 1- Illustrative Payment Schedule without GPP

Customer	Customer 1
CPR (%)	10.60
EPR (%)	4.80
Financing Tenure	120 months
Instalment (EPR)	1,577.00

Selling Price	243,891.60
Financing Amount	150,000.00
Total Profit	93,891.60
Disb. Date	7 Dec 17

EPR = IBR + 1.60%
IBR is 3.20%

No	Date	At Effective Profit Rate				OS Financing Amount	OS Selling Price	Remaining Unearned
		Instalment	Principal Paid	Billed Profit	Profit Rate			
0	7-Dec-17					150,000.00	243,891.60	93,891.60
1	1-Jan-18	1,577.00	1,083.75	493.25	4.80%	148,916.25	242,314.60	93,398.35
2	1-Feb-18	1,577.00	970.02	606.98	4.80%	147,946.23	240,737.60	92,791.37
3	1-Mar-18	1,577.00	1,032.12	544.88	4.80%	146,914.11	239,160.60	92,246.49
4	1-Apr-18	1,577.00	978.08	598.92	4.80%	145,936.03	237,583.60	91,647.57
5	1-May-18	1,577.00	1,001.30	575.7	4.80%	144,934.73	236,006.60	91,071.87
6	1-Jun-18	1,577.00	986.14	590.86	4.80%	143,948.59	234,429.60	90,481.01
7	1-Jul-18	1,577.00	1,009.10	567.9	4.80%	142,939.49	232,852.60	89,913.11
8	1-Aug-18	1,577.00	994.2	582.8	4.80%	141,945.29	231,275.60	89,330.31
9	1-Sep-18	1,577.00	998.23	578.77	4.80%	140,947.06	229,698.60	88,751.54
10	1-Oct-18	1,577.00	1,020.80	556.2	4.80%	139,926.26	228,121.60	88,195.34
11	1-Nov-18	1,577.00	1,006.60	570.4	4.80%	138,919.66	226,544.60	87,624.94
12	1-Dec-18	1,577.00	1,028.90	548.1	4.80%	137,890.76	224,967.60	87,076.84

Disclaimer: This Schedule indicates the payment of instalments by customer. The value illustrated above may change according to a number of variables such as promptness of payment by customers, prepayments, movement of Islamic Base Rate, differing disbursement amount and number of days in the month.

Profit is calculated on daily based on daily outstanding principal balance, as follows:-

Daily Profit (1st month) = 150,000.00 X 4.80% X 1/365
= 19.7260
= 19.73 (round to two decimals)

01/01/2018 Billed Profit = Daily Profit X No of days (from 7 Dec 17 to 31 Dec 17)
= 19.73 X 25 days
= RM 493.25

Early Settlement of Financing

Customer requested for early settlement as at 17/10/2022 (58th instalment not paid), where early settlement charge is imposed on the customer is RM500.00 (amount is only for illustrative purposes). Extract of the payment schedule:

No	Date	At Effective Profit Rate				OS Financing Amount	OS Selling Price	Remaining Unearned
		Instalment	Principal Paid	Billed Profit	Profit Rate			
0	7-Dec-17					150,000.00	243,891.60	93,891.60
1	1-Jan-18	1,577.00	1,083.75	493.25	4.80%	148,916.25	242,314.60	93,389.35
2	1-Feb-18	1,577.00	970.02	606.98	4.80%	147,946.23	240,737.60	92,791.37
57	1-Sep-22	1,577.00	1,215.54	361.46	4.80%	87,458.77	154,002.60	66,543.83
58	1-Oct-22	1,577.00	1,232.00	345.00	4.80%	86,226.77	152,425.60	66,198.83
59	1-Nov-22	1,577.00	1,225.46	351.54	4.80%	85,001.31	150,848.60	65,847.29

Current month profit = Daily profit X No of days
= (Outstanding Financing Amount X Profit Rate X 1/365) X 16 days
= 87,458.77 X 4.8% X 1/365 (bundarkan pada 2 titik perpuluhan) X 16 days (1/10/22 ke 17/10/22)/365
= 11.5014 ≈ 11.50 X 16 = 184.00

Remaining Unearned at 17/10/22 = Remaining Unearned (at 1/10/22) – Current Month Profit (from 1/10/17 to 17/10/17)
= 66,198.83 – 184.00
= 66,014.83

Rebate at Settlement = Remaining Unearned (at 17/10/22) - Early Settlement Charges
= 66,014.83 - 500.00
= 65,514.83

Outstanding Selling Price at Settlement = Schedule Outstanding Selling Price at 01/10/22 + Instalment Due Not paid, if any (for 01/10/22 Due Date)
= 152,425.60 + 1,577.00
= 154,002.60

Settlement Amount as at 17/10/22 = Outstanding Selling Price (at Settlement) – Undisbursed Financing Amount (if any) + Compensation Charges (if any) + Misc. cost (if any) + Other Charges (if any) – Rebate at settlement
= 154,002.60 – 0.00 + 0.00 + 0.00 + 0.00 – 65,514.83
= **RM88,487.77**

Appendix 2 - Illustrative Payment Schedule with GPP

Customer	Customer 1
CPR (%)	10.60
EPR (%)	4.80
GPP Period (mths)	12
Fin Tenure (inc GPP)	132

Financing Amount	150,000.00
Selling Price	259,791.60
Total Profit	109,791.60
Instalment (EPR)	1,577.00
Disb. Date	14-Dec-17

EPR = IBR + 1.60%
IBR = 3.20%

No	Date	At Effective Profit Rate				OS Financing Amount	OS Selling Price	Remaining Unearned	Note
		Instalment	Principal Paid	Billed Profit	Profit Rate				
0	14-Dec-17					60,000.00	259,791.60	109,791.60	40% Withdrawals
1	1-Jan-18	142.02	-	142.02	4.80%	60,000.00	259,649.58	109,649.58	
2	1-Feb-18	244.59	-	244.59	4.80%	60,000.00	259,404.99	109,404.99	
3	1-Mar-18	220.92	-	220.92	4.80%	60,000.00	259,184.07	109,184.07	
4	1-Apr-18	244.59	-	244.59	4.80%	105,000.00	258,525.18	108,939.48	30% Withdrawals
5	1-May-18	414.3	-	414.3	4.80%	105,000.00	258,097.07	108,525.18	
6	1-Jun-18	428.11	-	428.11	4.80%	105,000.00	259,097.07	108,097.07	
7	1-Jul-18	414.3	-	414.3	4.80%	135,000.00	257,682.77	107,682.77	20% Withdrawals
8	1-Aug-18	550.25	-	550.25	4.80%	135,000.00	256,582.27	107,132.52	
9	1-Sep-18	550.25	-	550.25	4.80%	135,000.00	256,049.77	106,582.27	
10	1-Oct-18	532.5	-	532.5	4.80%	135,000.00	255,499.52	106,049.77	
11	1-Nov-18	550.25	-	550.25	4.80%	135,000.00	254,967.02	105,499.52	
12	1-Dec-18	532.5	-	532.5	4.80%	150,000.00	254,967.02	104,967.02	10% Withdrawals
13	1-Jan-19	1,577.00	965.37	611.63	4.80%	149,034.63	253,390.02	104,355.39	
14	1-Feb-19	1,577.00	969.4	607.6	4.80%	148,065.23	251,813.02	103,747.79	
15	1-Mar-19	1,577.00	1,031.84	545.16	4.80%	147,033.39	250,236.02	103,202.63	

Disclaimer: This Schedule indicates the payment of instalments by customer. The value illustrated above may change according to a number of variables such as promptness of payment by customers, prepayments, movement of Islamic Base Rate, differing disbursement amount and number of days in the month.

Profit is calculated on daily based on daily outstanding principal balance, as follows:-

Daily Profit (1st month) = 60,000.00 X 4.80% X 1/365
= 7.8904
= 7.89 (round to two decimals)

01/01/2018 Billed Profit = Daily Profit (from 14th Dec 17 to 31 Dec 17)
= 7.89 X 18 days
= RM 142.02

Early Settlement of Financing

Customer requested for early settlement as at 17/10/2022 (58th instalments not paid), where early settlement charge is imposed on the customer is RM500.00 (amount is only for illustrative purposes). Extract of the payment schedule:

No	Date	At Effective Profit Rate				OS Financing Amount	OS Selling Price	Remaining Unearned
		Instalment	Principal Paid	Billed Paid	Profit Rate			
0	14-Dec-17					60,000.00	259,791.60	109,791.60
1	1-Jan-18	142.02	-	142.02	4.80%	60,000.00	259,649.58	109,649.58
2	1-Feb-18	244.59	-	244.59	4.80%	60,000.00	259,404.99	109,404.99
57	1-Sep-22	1,577.00	1,156.64	420.36	4.80%	101,954.09	184,002.02	82,047.93
58	1-Oct-22	1,577.00	1,174.70	402.3	4.80%	100,779.39	182,425.02	81,645.63
59	1-Nov-22	1,577.00	1,166.25	410.75	4.80%	99,613.14	180,848.02	81,234.88

Current month profit = Daily profit X No of days
= (Outstanding Financing Amount X Profit Rate X 1/365) X 16 days
= 101,954.09 X 4.8% X 16 days (1/10/22 to 17/10/22)/365
= 13.4076 ≈ 13.41 (round to 2 decimals) X 16 = 214.56

Remaining Unearned at 17/10/22 = Remaining Unearned (at 1/10/22) – Current Month Profit (from 1/10/22 to 17/10/22)
= 81,645.63 – 214.56
= 81,431.07

Rebate at Settlement = Remaining Unearned (at 17/10/22) – Early Settlement Charges
= 81,431.07 - 500.00
= 80,931.07

Outstanding Selling Price at Settlement = Schedule Outstanding Selling Price at 01/10/22 + Instalment Due Not Paid, if any (For 01/10/22 Due Date)
= 182,425.02 + 1,577.00
= 184,002.02

Settlement Amount as at 17/10/22 = Outstanding Selling Price (at Settlement) – Undisbursed Financing Amount (if any) + Compensation Charges (if any) + Misc. Cost (if any) + Other Charges (if any) – Rebate at settlement
= 184,002.02 – 0.00 + 0.00 + 0.00 – 80,931.07
= **RM103,070.95**