

## PRODUCT DISCLOSURE SHEET (Versi Bahasa Malaysia)

Kindly read and understand this Product Disclosure Sheet together with the terms in the Letter of Offer before you decide to take up the product below:

Please tick whichever is applicable in this document.

Please do not hesitate to contact Hong Leong Islamic Bank ("the Bank") for any clarification, if required.



**Hong Leong CM Flexi Property Financing-i**  
**Date: <Tarikh Surat Tawaran ditawarkan>**

### 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 rates.

The profit rate is pegged or attached against the Standardised Base Rate (SBR). 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 SBR 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 (EPR) 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 (BNM) guidelines on "Financing to the Priority Sectors" or Syarikat Jaminan Kredit Perumahan (SJKP).</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 (EPR) 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>

### 2. What is the Shariah contract applicable?

The Shariah contract used is Tawarruq. 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:

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

\*Commodity: -

- 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;
- The trading is carried out on a commodity trading platform which facilitates Tawarruq transactions and has been approved by the Shariah Committee of the Bank.
- Notwithstanding the above, the Bank may, under exceptional circumstances including but not limited to any operational and/or system challenges faced by the Bank, carry out the commodity trading after the disbursement of the Facility Amount to the Customer provided that such commodity trading is in accordance with Shariah principles.

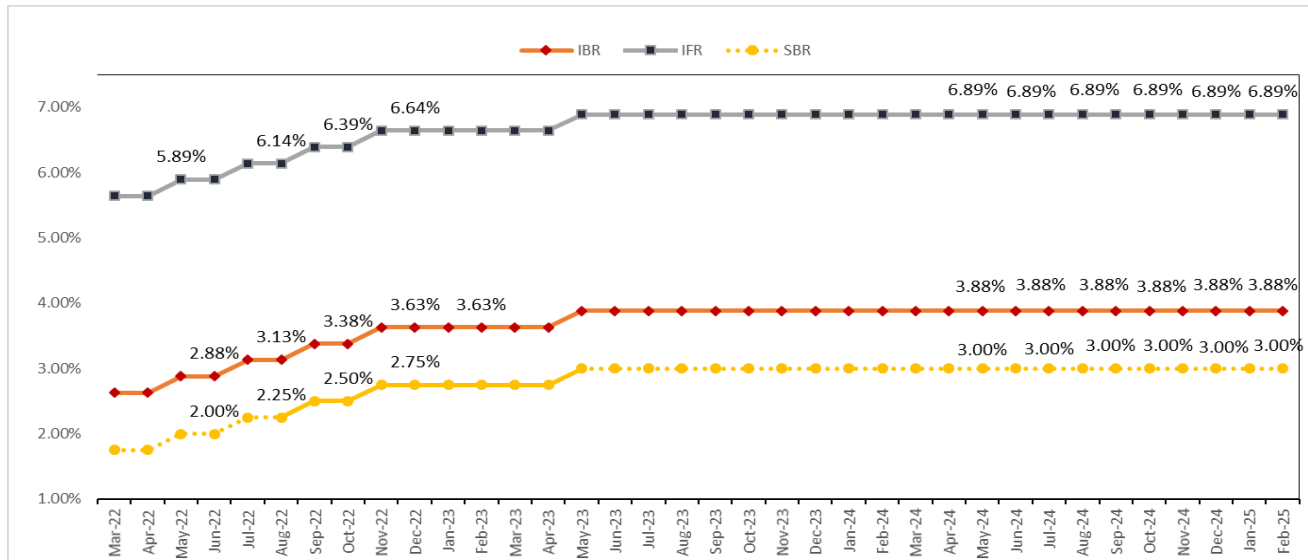
### 3. What is the Standardised Base Rate (SBR)?

The SBR we offer on this product is based on the benchmark rate specified by Bank Negara Malaysia (BNM). The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of BNM.

### 4. What are possible scenarios that may trigger a change in the SBR?

The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the OPR.

### 5. Historical SBR for the past 3 years



The SBR was introduced on 1 August 2022. The dotted line shows the historical series of the OPR, which is the benchmark rate of the SBR. For a longer historical series, please refer to our website.

### 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 : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> <tr> <td>Year 2-3 : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> <tr> <td>Thereafter : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> </tbody> </table>	Profit rate	Effective profit rate	Year 1 : SBR + < > %	< > %	Year 2-3 : SBR + < > %	< > %	Thereafter : SBR + < > %	< > %
Profit rate	Effective profit rate								
Year 1 : SBR + < > %	< > %								
Year 2-3 : SBR + < > %	< > %								
Thereafter : SBR + < > %	< > %								
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 : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> <tr> <td>Year 2-3 : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> <tr> <td>Thereafter : SBR + &lt; &gt; %</td> <td>&lt; &gt; %</td> </tr> </tbody> </table>	Profit rate	Effective profit rate	Year 1 : SBR + < > %	< > %	Year 2-3 : SBR + < > %	< > %	Thereafter : SBR + < > %	< > %
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Thereafter : SBR + < > %	< > %								
Contracted profit rate	< > % p.a.								
Selling price	RM								

**Note: Current SBR is at <3.00%>.**

\*The Margin of Financing is calculated based on the net selling price/current market value of the property and not based on the Sales Purchase Agreement (SPA) price.

## 7. What are my obligations?

- Your monthly instalment is RM [x]
- Total payment amount at the end of [xx] years is RM [x]

**Important:** Your monthly instalment and total payment amount will vary if the SBR changes.

Rate	Today (SBR= $\leq$ b>%)	If SBR increases to $\leq$ b+1>%	If SBR increases to $\leq$ b+2>%
<b>Facility 1 &lt; Product Name&gt;</b>			
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

### Note:

- If you make financing payment via a standing instruction, you should change the instalment amount whenever there is a change to the SBR.
- 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), calculated at the EPR on the daily outstanding amount from the first disbursement of the Facility or commencing from such date as advised by the Bank in writing.
- Rebate shall be provided to you if there is a difference between the CPR and EPR.
- The Bank may, from time to time, subject to the CPR, vary the SBR. If and whenever the EPR is varied as a consequence of variations to the SBR, 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 Monthly Instalments.

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

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

For full list of fees and charges, please visit our website at [www.hlisb.com.my](http://www.hlisb.com.my) 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 the 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.

### 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 are computed on a daily basis from the payment due date/maturity date/judgement date.

- **Re-pricing**

If you default on any payment of monies due under the Facility during the duration of the Financing for a period of 31 to 90 days for at least 3 times over the past 12 months, the Bank shall at its discretion be entitled to vary the Effective Profit Rate, which shall thereafter comprise of Additional Profit (chargeable at 1.5% p.a. and/or such other rates as determined by the Bank from time to time) above the Effective Profit Rate ("1st tier Amended Effective Profit Rate") on daily rest or such other rate as the Bank may prescribe on the balance outstanding.

Upon the application of the 1st tier Amended Effective Profit Rate and in the event that you default on any payment of monies due under the Facility during the duration of the Financing for a period of 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 shall at its discretion be entitled to vary the 1st tier Amended Effective Profit Rate by imposing an additional profit at 1.00% p.a. over and above the 1st tier Amended Effective Profit Rate ("the 2nd tier Amended Effective Profit Rate") on daily rest or such other rate as the Bank may prescribe on the balance outstanding.

The 2nd tier Amended Effective Profit Rate will continue to apply until such time when the monies due and payable by you have been outstanding for less than a period of 91 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, and under such situation, the applicable profit rate will be adjusted to the 1st tier Amended Effective Profit Rate.

The 1st tier Amended Effective Profit Rate will continue to apply until such time when the monies due and payable by you have been outstanding up to 31 days (or such other period as the Bank may notify you from time to time). When the monies due is less than 31 days and/or below past due, the applicable profit rate would be adjusted to the Effective Profit Rate and the 31 days past due count will reset to zero.

The 1<sup>st</sup> tier Amended Effective Profit Rate and 2<sup>nd</sup> tier Amended Effective Profit Rate shall not be more than the disclosed Ceiling/Contracted Profit Rate (CPR).

- Right to set-off  
The Bank may set-off any credit balance in any account maintained with the Bank against any outstanding balance of this Facility with the issuance of a seven (7) days' prior written notice to you.
  
- Legal Action
  - a) Legal action will be taken if you fail to respond to reminder notices given by the Bank.
  - b) Your property may be foreclosed and you will have to bear all costs.
  - c) 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 score leading to credit being more difficult or expensive to you.

**Important:**

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

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

- Lock in period: <Lock in period> months. To start from 1<sup>st</sup> release date.
  
- The Bank undertakes to grant you rebate for the following circumstances:
  - At the point of early settlement, including those arising from prepayments;
  - Settlement of the original financing contract due to financing restructuring exercise;
  - Settlement by customers in the case of default; and
  - Settlement by customers in the event of termination or cancellation of financing before the maturity date.
  
- The early settlement fees are payable at the point of redemption which reflect 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.

Rebate formula:

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

Note:

(a) *Remaining Unearned = Total Profit – Accrued Profit*

(b) *Total Profit = Selling Price – Financing Amount*

(c) *Accrued Profit is calculated based on EPR on the outstanding Financing Amount being disbursed*

(d) *\* If within lock in period*

*\* Costs that have not been recovered because a financing contract has a structure with discount elements at the initial period of financing; and/ or*

*\* Initial costs that have not been recovered (e.g. zero moving cost products)*

**11. Do I need any Takaful 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 houseowner 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 the 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 the 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/person covered 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/Houseowner Takaful on the property pledged to Bank as collateral is compulsory, which you may opt from any takaful operators.

#### 12. What are the major risks?

The EPR is a variable or adjustable rate and may change according to change(s) in the SBR. An increase in EPR may result in higher monthly payments. However, the EPR increase is capped at the CPR stated in item (6).

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

It is important that you inform the Bank of any changes in your contact details at the earliest possible opportunity to ensure that all correspondences reach you in a timely manner. To update your correspondence details, please contact the Bank at +603-7626 8899 or 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 Consumer 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](mailto:MCC2@hbb.hongleong.com.my)
- Alternatively, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by BNM to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:  
Level 5 and 6, Menara Aras Raya (Formerly known as Menara Bumiputra Commerce), Jalan Raja Laut, 50350 Kuala Lumpur  
Tel: +603-2616 7766 E-mail: [akpk.org.my/contact-us](mailto:akpk.org.my/contact-us)
- POWER! (Pengurusan Wang Ringgit Anda) Programme, offered by AKPK, promotes prudent money management and financial discipline to individual customers. To register and for further information, kindly call 03-2616 7766 or visit the website at [akpk.org.my/contact-us](http://akpk.org.my/contact-us)
- **For any enquiries, you may contact us at:**  
Contact Centre: 03-7626 8899 E-mail: [HLOnline@hbb.hongleong.com.my](mailto:HLOnline@hbb.hongleong.com.my)
- **To make a complaint on products or services offered, you may contact us at:**  
Customer Advocacy  
Level 13A, Menara Hong Leong, No 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur.  
Phone: 03-7626 8821 / 03-7626 8802 / 03-7626 8812 E-mail: [customerservice@hbb.hongleong.com.my](mailto:customerservice@hbb.hongleong.com.my)
- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or BNMLINK at 4<sup>th</sup> Floor, Podium Bangunan AICB, No.10, Jalan Dato' Onn, 50480 Kuala Lumpur. Tel: 1-300-88-5465 or +603-2174-1717 (for oversea calls) Fax: 032174 1515. Web form: [bnmlink.bnm.gov.my](http://bnmlink.bnm.gov.my).

#### 15. Other house financing packages available

Nil

#### 16. Where can I get further information?

Should you require additional information about taking a property financing, please log on to HLISB website: <https://www.hlisb.com.my/propertyfin-en> or call Hong Leong Contact Centre at Tel: 03-7626 8899.

#### 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 THEM.**

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

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
Disbursement Date	7 Dec 17

EPR = SBR + 1.60%  
Based on assumption SBR 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 SBR, differing disbursement amount and number of days in the month.

Profit is calculated 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 (1/10/22 to 17/10/22)  
= 87,458.77 X 4.8% X 1/365 (round to 2 decimals) X 16 days / 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**

<b>Customer</b>	<b>Customer 1</b>
<b>CPR (%)</b>	<b>10.60</b>
<b>EPR (%)</b>	<b>4.80</b>
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
Disbursement Date	14-Dec-17

**EPR = SBR + 1.60%**  
**Based on assumption SBR is 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 SBR, differing disbursement amount and number of days in the month.

Profit is calculated 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 X No. of days (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 (1/10/22 to 17/10/22)  
 = 101,954.09 X 4.8% X 16 days / 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 + 0.00 – 80,931.07  
 = **RM103,070.95**