



ALLIANCE BANK

Mortgage Product Disclosure Sheet

PRODUCT DISCLOSURE SHEET Read this Product Disclosure Sheet before you decide to take up this Overdraft Against Property . Be sure to also read the terms in the Letter of Offer. Seek clarification from your institution if you do not understand any part of this document or the general terms.	Name of Product: Overdraft Against Property Date: August 2020																																																																																																																		
1. What is this product about?																																																																																																																			
Overdraft against Property (OD) is a credit line made available in your current account and is fully secured against your property. This facility is on a revolving basis and is subject to periodic reviews.																																																																																																																			
2. What do I get from this product?																																																																																																																			
<ul style="list-style-type: none"> Margin of Financing (MOF) offered is up to 70%. Interest rate charge is pegged to the Base Rate ("BR"). Financing Tenure is up to 35 years or age 65 (whichever comes first). 																																																																																																																			
Example:																																																																																																																			
*Overdraft Limit	: RM300,000																																																																																																																		
*Maximum Tenure	: 20 years																																																																																																																		
Base Rate (BR)	: 2.57% p.a. (subject to change)																																																																																																																		
Effective Lending Rate	: BR + 3.06% = 5.63%																																																																																																																		
Limit Reduction period	: 15 years before maturity or Maximum Tenure, whichever is lower and on a quarterly basis																																																																																																																		
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The Bank's BR comprises of our benchmark cost of funds ("COF") and the cost of Statutory Reserve Requirement (SRR) imposed by Bank Negara Malaysia ("BNM"). Our benchmark COF reflects our internal cost of funding new loan/financing and it is based on the 3-month Kuala Lumpur Interbank Offer Rate ("KLIBOR") and the marginal cost of raising funds from new fixed deposits. The BR methodology is subject to periodic review.																																																																																																																			
4. What are possible scenarios to trigger a change in the BR?																																																																																																																			
Our BR can rise or fall due to changes in the benchmark COF and changes in the SRR. Changes in the benchmark COF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of BNM as well as to other factors such as changes in the Bank's funding strategy or cost of raising funds.																																																																																																																			
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<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <caption>Historical benchmark COF and Base Rate Data (Estimated)</caption> <thead> <tr> <th>Month</th> <th>Base Rate (%)</th> <th>Benchmark COF (%)</th> </tr> </thead> <tbody> <tr><td>Jul-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Aug-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Sep-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Oct-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Nov-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Dec-17</td><td>3.80</td><td>3.40</td></tr> <tr><td>Jan-18</td><td>3.80</td><td>3.40</td></tr> <tr><td>Feb-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Mar-18</td><td>4.10</td><td>3.70</td></tr> <tr><td>Apr-18</td><td>4.10</td><td>3.70</td></tr> <tr><td>May-18</td><td>4.10</td><td>3.40</td></tr> <tr><td>Jun-18</td><td>4.10</td><td>3.40</td></tr> <tr><td>Jul-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Aug-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Sep-18</td><td>4.10</td><td>3.40</td></tr> <tr><td>Oct-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Nov-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Dec-18</td><td>4.10</td><td>3.60</td></tr> <tr><td>Jan-19</td><td>4.10</td><td>3.70</td></tr> <tr><td>Feb-19</td><td>4.10</td><td>3.60</td></tr> <tr><td>Mar-19</td><td>4.10</td><td>3.60</td></tr> <tr><td>Apr-19</td><td>4.10</td><td>3.60</td></tr> <tr><td>May-19</td><td>3.80</td><td>3.30</td></tr> <tr><td>Jun-19</td><td>3.80</td><td>3.40</td></tr> <tr><td>Jul-19</td><td>3.80</td><td>3.40</td></tr> <tr><td>Aug-19</td><td>3.80</td><td>3.40</td></tr> <tr><td>Sep-19</td><td>3.80</td><td>3.30</td></tr> <tr><td>Oct-19</td><td>3.80</td><td>3.30</td></tr> <tr><td>Nov-19</td><td>3.80</td><td>3.30</td></tr> <tr><td>Dec-19</td><td>3.80</td><td>3.30</td></tr> <tr><td>Jan-20</td><td>3.50</td><td>3.10</td></tr> <tr><td>Feb-20</td><td>3.50</td><td>3.10</td></tr> <tr><td>Mar-20</td><td>3.30</td><td>2.80</td></tr> <tr><td>Apr-20</td><td>3.30</td><td>2.80</td></tr> <tr><td>May-20</td><td>2.80</td><td>2.30</td></tr> <tr><td>Jun-20</td><td>2.80</td><td>2.30</td></tr> <tr><td>Jul-20</td><td>2.50</td><td>2.00</td></tr> </tbody> </table>		Month	Base Rate (%)	Benchmark COF (%)	Jul-17	3.80	3.40	Aug-17	3.80	3.40	Sep-17	3.80	3.40	Oct-17	3.80	3.40	Nov-17	3.80	3.40	Dec-17	3.80	3.40	Jan-18	3.80	3.40	Feb-18	4.10	3.60	Mar-18	4.10	3.70	Apr-18	4.10	3.70	May-18	4.10	3.40	Jun-18	4.10	3.40	Jul-18	4.10	3.60	Aug-18	4.10	3.60	Sep-18	4.10	3.40	Oct-18	4.10	3.60	Nov-18	4.10	3.60	Dec-18	4.10	3.60	Jan-19	4.10	3.70	Feb-19	4.10	3.60	Mar-19	4.10	3.60	Apr-19	4.10	3.60	May-19	3.80	3.30	Jun-19	3.80	3.40	Jul-19	3.80	3.40	Aug-19	3.80	3.40	Sep-19	3.80	3.30	Oct-19	3.80	3.30	Nov-19	3.80	3.30	Dec-19	3.80	3.30	Jan-20	3.50	3.10	Feb-20	3.50	3.10	Mar-20	3.30	2.80	Apr-20	3.30	2.80	May-20	2.80	2.30	Jun-20	2.80	2.30	Jul-20	2.50	2.00
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6. What are my obligations?											
<ul style="list-style-type: none"> To service the monthly interest charged on the overdraft limit utilised. To repay all outstanding sums under the facility, including the principal amount, interest and any other fees and charges on demand and upon maturity. If the financing tenure extends into your retirement age, you must make the necessary arrangements to ensure that you can continue to repay the loan either through a savings plan or an endowment policy to be arranged for by yourself. <p>Important: Interest rate and total repayment amount will vary if the BR changes.</p> <p>Example:</p> <table border="1"> <thead> <tr> <th>Rate</th> <th>Today (BR = 2.57%)</th> <th>If BR goes up 1%</th> <th>If BR goes up 2%</th> </tr> </thead> <tbody> <tr> <td>Monthly interest payment (excluding the payment of the OD utilisation) <i>Assumption: 100% utilization</i></td> <td>RM1,408.00</td> <td>RM1,658.00</td> <td>RM1,908.00</td> </tr> </tbody> </table>				Rate	Today (BR = 2.57%)	If BR goes up 1%	If BR goes up 2%	Monthly interest payment (excluding the payment of the OD utilisation) <i>Assumption: 100% utilization</i>	RM1,408.00	RM1,658.00	RM1,908.00
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7. What other charges do I have to pay?											
<p>a) Professional Legal Fee Includes fee for preparation of the financing agreement, stamp duty (as per the Stamp Duty Act 1949 (Revised 1989)), and disbursement fee.</p> <p>b) Valuation Fee Valuation fee for preparing the formal valuation report (applicable for completed properties only).</p> <p>c) Commitment Fee 1% per annum on any unutilised portion of the combined overdraft facility(ies) exceeding RM250,000.</p> <p>Unless otherwise specified herein, the Bank's charges exclude any current taxes and future taxes that may be imposed, under the relevant legislation. Upon the effective date of implementation of any such taxes in the future and wherever applicable, the Bank will be entitled to recover such taxes from you.</p>											
8. How do I service my monthly instalment?											
<p>For your convenience, we recommend payment via the following methods:</p> <ul style="list-style-type: none"> Interbank GIRO (IBG)/Instant Interbank Funds Transfer (IBFT) via ATM or Internet Banking. From your Alliance Current Account/Savings Account - Direct Debit via Alliance Online Banking or Standing Instruction (SI). <p>Alternatively, you may make payments over-the-counter or at the self-service kiosk, at any Alliance Bank branch.</p> <p>Remark: Fees and charges may be imposed for cheque and cash payment in the future with prior notice.</p>											
9. What if I fail to fulfil my obligations?											
<ul style="list-style-type: none"> When an overdraft facility is granted, you should not withdraw funds in excess of the overdraft limit. Additional 1.00% per annum above the Prescribed Rate shall be charged on all sums drawn in excess of the limit ("Additional Interest Rate"). The Bank shall charge an Additional Interest Rate of not more than 3.00% per annum above the Prescribed Rate or such other rate as the Bank may prescribe from time to time in the event that the overdraft facility is in default. The Additional Interest Rate is displayed in the Bank's website and you may refer to https://www.alliancebank.com.my/ for the latest information. The Bank has the right to off-set any credit balances in your accounts maintained with the Bank against any outstanding balance in this financing account. Legal action will be taken if you fail to respond to reminder notices. Your property/collateral may be foreclosed/realised/disposed/liquidated 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 difficulty in obtaining any credit facility(ies) or it will be more expensive to you. 											
10. What if I fully settle/cancel the facility during the lock in period?											
<ul style="list-style-type: none"> Lock-in period: 3 years from the 1st disbursement date of the facility. Early termination fee: 2% on the approved amount. 											
11. Do I need a guarantor or collateral?											
Yes. Overdraft will be secured against the property you have pledged as collateral. No guarantor is needed.											
12. Do I need any insurance coverage?											
<p>Mortgage Level Term Assurance (MLTA) is optional. However, you are advised to take up the MLTA to ensure that your next of kin is protected in the event of any unforeseen circumstances affecting yourself.</p> <p>Note: Fire Insurance coverage is compulsory.</p>											

13. What do I need to do if there are changes to my contact details?
It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.
14. Where can I get assistance and redress?
<ul style="list-style-type: none"> If you have difficulties in making repayments, you should contact us the earliest possible to discuss repayment alternatives. You may contact us at: Alliance Bank Malaysia Berhad, Consumer Collections, 2nd Floor, 3 Alliance, 3 Jalan SS15/2A, 47500 Subang Jaya, Selangor. Tel: 03-5516 9988 Fax: 03-5516 9399 Email: info@alliancefg.com 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, financial education and debt restructuring for individuals. You may also join the "Program Pengurusan Wang Anda" (POWER) offered by AKPK that promotes financial discipline and prudent financial management. For further information or to register, please contact AKPK at: Tingkat 8, Maju Junction Mall, 1001, Jalan Sultan Ismail, 50250 Kuala Lumpur. Tel: 03-2616 7766 Email: enquiry@akpk.org.my If you wish to complain on the products or services provided by us, you may contact us at: Alliance Bank Malaysia Berhad, Customer Care Unit, 7th Floor, Menara Multi Purpose, Capital Square, 8 Jalan Munshi Abdullah, 50100 Kuala Lumpur. Tel: 03-2600 1800 Fax: 03-2691 8229 Email: info@alliancefg.com 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: 03-2174 1515 Email: bnmtelelink@bnm.gov.my Alternatively, you may contact Ombudsman for Financial Services at: Level 14, Main Block, Menara Takaful Malaysia, No. 4, Jalan Sultan Sulaiman, 50000 Kuala Lumpur. Tel: 03-2272 2811 Fax: 03-2272 1577 Email: enquiry@ofs.org.my
15. Where can I get further information?
For further details, please call our Customer Service Centre at 03-5516 9988 or visit any Alliance Bank branch.
Should you require additional information on taking a housing loan, please refer to the banking info booklet on "Housing Loans", available at all our branches or visit www.bankinginfo.com.my .
16. Other loan packages available:
<ul style="list-style-type: none"> i-Wish Home Financing-i Cashline Facility-i
IMPORTANT NOTE: THE BANK MAY DISHONOUR CHEQUES ISSUED IF YOU EXCEED YOUR OVERDRAFT LIMIT.
The information provided in this disclosure sheet is valid as at August 2020.