

Summary Changes

Letter of Offer (LO)

No	Provision	Original clause prior to review	Revised Clause
1.	Special Condition	i. Subject to full compliance of the Notice on Foreign Exchange Notices and the guideline on the acquisition of Properties by Economic Planning Unit (EPU), Prime Minister's Department or Foreign Investment Committee (FIC) approval (where applicable).	i. Subject to full compliance of the Notice on Foreign Exchange Policy Notices (" FEP Notices ") and the guideline on the acquisition of Properties by Economic Planning Unit (EPU), Prime Minister's Department or Foreign Investment Committee (FIC) approval (where applicable).
2.	Insurance/Takaful/Takaful Product Coverage	If the Bank is not financing the Insurance/Takaful/takaful products, Alliance Bank Malaysia Berhad must be endorsed on the policy as assignee/charge.	If the Bank is not financing the Insurance/Takaful/takaful products, Alliance Bank Malaysia Berhad must be endorsed on the policy as mortgagee/ assignee/chargee/loss payee .
3.		i. Authorize the Bank to disbursed the MRTA/MLTA/MRTT/MLTT financing amount directly to insurer/takaful operator on your behalf.	i. Authorize the Bank to disburse the MRTA/MLTA/MRTT/MLTT financing amount directly to insurer/takaful operator on your behalf.
4		iii. The Bank reserves the right to cancel or reduce the MRTA/MLTA/MRTT/MLTT financing amount and	iii. The Bank reserves the right to cancel or reduce the MRTA/MLTA/MRTT/MLTT financing amount according to its policies and
5.	Other Conditions -Variation of Interest Rates	<u>Default Rate</u> The Bank shall be entitled to vary the Prescribed Rate which the variation shall not be more than 3.00% per annum above the Prescribed Rate or such other rate as the Bank may prescribe from time to time on the total balance outstanding of the loan, in the event that the account is in arrears for more than three (3) months or you have defaulted more than three (3) monthly instalments/interest payments ("Additional Interest Rate").	<u>Default Rate</u> The Bank shall be entitled to vary the Prescribed Rate which the variation shall not be more than 3.00% per annum above the Prescribed Rate or such other rate as the Bank may prescribe from time to time according to its policies on the total balance outstanding of the loan, in the event that the account is in arrears for more than three (3) months or you have defaulted more than three (3) monthly instalments/interest payments ("Additional Interest Rate").
6.		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 Additional Interest Rate is displayed in the Bank's website and you may refer to https://www.alliancebank.com.my/ for the latest information

7.		<p>The interest rate shall be reverted back to the Prescribed Rate in the following month upon full settlement of the arrears.</p>	<p>Upon full settlement of the areas, the interest rate shall revert back to the Prescribed Rate in the following month upon full settlement of the arrears.</p> <p>In the event of default resulting in the recall of the entire Credit Facility and/or legal proceeding being commenced or pursued by the Bank for the recovery of the outstanding sums, the Default Rate shall continue to apply notwithstanding the termination or cessation of the banker-customer relationship between the customer and the Bank.</p>
8.		<p>b) Overdraft Facility ("OD")</p> <p>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 according to its policies, in the event that the overdraft facility is in default.</p> <p>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</p>	<p>b) Overdraft Facility ("OD")</p> <p>The Bank shall be entitled to 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 according to its policies, in the event that the overdraft facility is in default.</p> <p>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</p>
9.	Increased interest rate for delinquent or non-performing accounts	<p><u>3. Increased interest rate for delinquent or non-performing accounts</u></p> <p>If you fail to pay the Bank any monies (whether the Credit Facilities instalment or otherwise) due and payable to the Bank on demand or on the due date(s) hereof (or if not stated, a period of sixty (60) days or any other period as the Bank may from time to time decide in its discretion), upon expiry of such period, the Prescribed Rate for the Credit Facilities shall automatically be revised to the Default Rate (or such other rate as the Bank may decide according to its policies) with notice to you. In the case of default causing the entire Credit Facilities to be recalled or brought to court for judgment, the Default Rate will continue to apply even if the banker-customer relationship between you and the Bank is terminated or has ceased.</p>	<p><u>3. Increased interest rate for delinquent or non-performing accounts</u></p> <p>If you fail to pay the Bank any monies (whether the Credit Facilities instalment or otherwise) due and payable to the Bank on demand or on the due date(s) hereof (or if not stated, a period of sixty (60) days or any other period as the Bank may from time to time decide in its discretion), upon expiry of such period, the Prescribed Rate for the Credit Facilities shall automatically be revised to the Default Rate (or such other rate as the Bank may decide according to its policies) with notice to you. In the case of default causing the entire Credit Facilities to be recalled or brought to court for judgment, the Default Rate will continue to apply even if the banker-customer relationship between you and the Bank is terminated or has ceased.</p>

10.	Eligible to apply for Alliance Bank Credit Card	12. Eligible to apply for Alliance Bank Credit Card (Not Applicable For Syarikat Jaminan Kredit Perumahan Berhad Housing Credit Guarantee Scheme (SJKP)	12. Eligible to apply for Alliance Bank Credit Card (Not Applicable For Syarikat Jaminan Kredit Perumahan Berhad Housing Credit Guarantee Scheme (SJKP)
11.		12.1 Upon receiving your Credit Card application and notwithstanding the approval of the HL/TL facilities, please note that your Credit Card application is subject to a separate credit assessment by our Card & Payment Services Department and the Bank reserves the right to approve or reject your Credit Card application according to its policies without assigning any reason.	12.1 Upon receiving your Credit Card application and notwithstanding the approval of the HL/TL facilities, please note that your Credit Card application is subject to a separate credit assessment by our Card & Payment Services Department and the Bank reserves the right to approve or reject your Credit Card application according to its policies. without assigning any reason.
12.		12.1 Additionally, the eligibility of an Alliance Bank Credit Card, shall be subjected to the following: i. The Credit Card application will be processed upon evidence received of the signing of the Sales and Purchase Agreement (SPA) for the purchase of the said Property or 10% down payment has been paid or upon acceptance of this Letter of Offer in the case of refinancing of the said Property. ii. In the case of a joint HL/TL facilities: a) Only one Borrower would be eligible to apply for the principal Credit Card and the other joint Borrower to apply as supplementary Cardholder and; b) The credit limit(s) will be assigned by Alliance Bank according to its credit requirements.	12.1 Additionally, the eligibility of an Alliance Bank Credit Card, shall be subjected to the following: i. The Credit Card application will be processed upon evidence received of the signing of the Sales and Purchase Agreement (SPA) for the purchase of the said Property or 10% down payment has been paid or upon acceptance of this Letter of Offer in the case of refinancing of the said Property. ii. In the case of a joint HL/TL facilities: a) Only one Borrower would be eligible to apply for the principal Credit Card and the other joint Borrower to apply as supplementary Cardholder and; b) The credit limit(s) will be assigned by Alliance Bank according to its credit requirements.
13.	Insurance/Takaful	Alliance Bank Malaysia Berhad (ABMB) must be endorsed on the policy as assignee/ chargee/loss payee;	Alliance Bank Malaysia Berhad (ABMB) must be endorsed on the policy as mortgagee / assignee/ chargee/loss payee;
14.		13.2.2 (a) Alliance Bank Malaysia Berhad (ABMB) must be endorsed on the policy as assignee/ loss payee/ chargee;	13.2.2 (a) Alliance Bank Malaysia Berhad (ABMB) must be endorsed on the policy as assignee/ mortgagee /loss payee/ chargee;

15.	Other conditions	16.2 If the facility is approved under the Bank Negara Malaysia's prescribed ceiling interest rate. The house financed herein shall be owner occupied which is to be in line with the eligibility criteria (amongst others) under this scheme. The Bank therefore, reserves the right to vary your present prescribed ceiling rate to a commercial rate if the house is not owner-occupied during the duration of the Housing Loan.	16.2 If the facility is approved under the Bank Negara Malaysia's prescribed ceiling interest rate. The house financed herein shall be owner occupied which is to be in line with the eligibility criteria (amongst others) under this scheme. The Bank therefore, reserves the right to vary your present prescribed ceiling rate to a commercial rate if the house is not owner-occupied during the duration of the Housing Loan.
16.	Appointment of Collection Agent	<u>Nil</u>	23. Appointment of Collection Agent The Bank may, with prior notice to you, appoint an agent of its choice to collect all and any sums due to the Bank from you.