PROGRAM DISCLOSURE SHEET

Dear Customer,

Please read and understand this Program Disclosure Sheet ("PDS") together with the general terms and conditions before you decide to apply or accept the offer of this Program.

Kindly seek clarification from Agrobank ('Bank') if you do not understand any parts of this document or the general terms and conditions.

AGRO BANK
Sentiasa di sisi Anda

Date: ___________

1. What is *Program Kediaman Mampu Milik-i* (PKMM-*i*)?

- PKMM-*i* is a program that provides housing financing facilities to eligible customers under Affordable Housing Programs/Projects/Schemes implemented through Government Agencies or contractors appointed by Agrobank.
- Eligibility:
  i. Malaysian citizen.
  ii. The applicant has not been declared bankrupt.
  iii. Aged between 18 years (at the time of application) and up to 70 years at the maturity date of the facility (whichever comes first).
  iv. Individuals or second-generation beneficiaries with a monthly income below RM5,000, or as defined by the respective government agencies
- The shariah concept applied is *Tawarruq*. *Tawarruq* concept consists of two sale and purchase contracts. The first involves the sale of an asset by a seller to a purchaser on deferred basis. Subsequently, the Bank (acting as the Purchaser's Agent) will sell the same asset to a third party on a cash basis and through a direct sale.

2. Know Your Obligations

IIllustration for this financing as follow:

- Your financing amount: **RM100,000**
- Your monthly instalment: **RM570.19**
- Your financing tenure: **35 years**
- Profit rate: **Standardized Base Rate (SBR)* + 3.25%**
- Effective profit rate: **6.00% per annum**

In total you will pay RM239.479.80 at the end of 35 years.

You have to pay the following fees and charges:

- Stamp duty (if any): As per the Stamp Act 1949.
- Brokerage fee (if any): RM7.00 for every Malaysian Ringgit One Million (RM1,000,000.00) based on the value of the financing facility or any broker fee amount set by the commodity trading platform (subject to service tax (if any) or any tax set by the relevant Ministry) as the broker's fee.

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 according to the **financing tenure**. Speak to us if you wish to settle your financing earlier.

Make sure you can afford **to pay higher instalments** if the Overnight Policy Rate (OPR) increases.

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

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

- Any rebate or profit adjustment will be calculated based on the financing terms and conditions. Therefore, the early settlement amount payable may differ from the displayed principal balance. Customers are advised to obtain confirmation of the actual amount from the bank before making full payment.

3. Know Your Risks

What happens if you ignore your obligations?

1. You will have to pay more in total due to **compensation (*Ta'widh*) as follows**:
   a) **Before Maturity Date:** Up to 1% per annum on the overdue instalment based on the amount of actual loss.
   b) **Upon Maturity Date and Judgement Obtained:** According to the prevailing Islamic Interbank Money Market (IIMM) rate on the entire outstanding balance as determined by the Bank from time to time based on the guidelines issued by Bank Negara Malaysia (BNM).
2. The Bank **may deduct** funds from your savings account with us to offset your monthly instalment or personal financing balance.
3. The Bank **will initiate legal action** against you.
4. Your **credit score** may be affected, making it more difficult or expensive for you to obtain financing in the future.

Your monthly instalment may increase during the tenure of your financing

The SBR may increase if the OPR set by Bank Negara Malaysia (BNM) rises. This means you will have to pay higher monthly instalments. As an illustration:

	Current Rate	Rate increase by 1%	Rate increase by 2%
Monthly instalment	RM570.19	RM638.86	RM710.26
Total profit cost	RM139.479.80	RM168,321.20	RM198,309.20
Total payment	RM239,479.80	RM268,321.20	RM298,309.20

**The SBR is determined by the OPR set by BNM. The SBR may increase or decrease based on changes in the OPR.*

4. Other Key Terms

1. A rebate (Ibra') shall be granted to you based on the formula set out below, in the event of any of the following scenarios:-
   i. Early settlement or early redemption or prepayments before maturity date;
   ii. Settlement of the financing due to restructuring exercise;
   iii. Settlement by the Customer in the case of default where even though the Customer is in default, the Customer makes full settlement of the indebtedness under the financing before maturity date;
   iv. Settlement by the Customer in the event of termination or cancellation of financing before maturity date.
   v. The profit amount based on the Effective Profit Rate (EPR) is lower than the profit amount based on the Ceiling Profit Rate (CPR).
   Rebate (Ibra') will be calculated based on the following formula:
   Ibra' at Early Settlement = Deferred Profit

2. It is important to inform us of any changes in your contact details to ensure that all correspondence reaches you in a timely manner.

3. You are encouraged to take Takaful Credit Scheme to protect the indebtedness amount under the financing. However, you are allowed to choose non-panel takaful providers that are approved by the Bank. A takaful protection plan is required to protect your outstanding financing balance throughout the financing period and / or term of coverage in the event of any unforeseen circumstances.

If you have any questions or require assistance on your personal financing, you can:

Call 1-300-88-2476	Visit https://www.agrobank.com.my / product/ program-perumahan-mampu-milik-felda-i/	Email customer@agrobank.com.my	Scan the QR code above

Customer's Acknowledgment*

Ensure you complete this section yourself and understand what you are signing.

☐ I acknowledge that Agrobank has provided me with a copy of the PDS.

☐ I have read and understood the key information contained in this PDS.

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

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Name:
Date: