

Product Disclosure Sheet- Personal Financing-i

PRODUCT DISCLOSURE SHEET (Read this Product Disclosure Sheet before you decide to accept the Personal Financing-i. Be sure also to read the terms in the letter of offer/ welcome note. Seek clarification from your institution if you do not understand any part of this document or the general terms).	Bank Islam Malaysia Berhad Personal Financing-i (Fixed Rate) <date>										
1. What is Bank Islam Personal Financing-i facility?											
✓ Bank Islam Personal Financing-i facility is an unsecured/secured term financing to meet personal financial needs which is calculated based on fixed rate.											
2. What is the applied Shariah concept?											
✓ The Shariah concept used is <i>Tawarruq</i> . ✓ Tawarruq concept which consists of two (2) sales contract : <ul style="list-style-type: none"> • The first contract refers to the purchase of commodities by customers from the Bank based on the concept of Murabahah (cost plus profit) at the Bank's deferred Sale Price. In the process, purchases will be made by the Bank as the Purchasing Agent on behalf of the customer. The Customer is responsible for paying the amount due from the Murabahah transaction in accordance with the terms agreed upon. • Subsequently, for the second contract, Bank Islam as a Sales Agent on behalf of the Customer is responsible to sell the Commodities to the other Commodity Buyers at the cost price of which is refers to the Financing Amount. ✓ "Commodity" means any commodity acceptable to Bank Islam e.g. palm oil, plastic resin, rubber, cocoa beans, soy beans, timber and metal (excluding gold and silver) traded at any commodity trading platform approved by Bank Islam.											
3. What do I get from this product?											
✓ Financing Amount	<ul style="list-style-type: none"> • Minimum RM10,000.00 • Maximum RM300,000.00 (without collateral) or more (with collateral) <p>* Note: The final financing amount approved will be based on the Bank's credit evaluation.</p>										
✓ Financing Tenure	Maximum 10 years or up to 60 years old, whichever is earlier										
✓ Profit Rate	✓ Profit rate under Special Financing Programme <ul style="list-style-type: none"> • X.XX% p.a. ✓ Profit rate upon exiting Special Financing Programme <ul style="list-style-type: none"> • X.XX% p.a. <p>* Note:</p> <ol style="list-style-type: none"> 1. Formula of Total Profit = Financing Amount x Profit Rate x Financing Tenure (in years); 2. Profit is calculated on a monthly basis based on "Sum of Digit"; 3. Special Financing Programme refers to Bank Islam Personal Financing Package and selected Programme. 										
✓ Bank's Sale Price	Financing Amount + Total Profit										
4. What are my obligations?											
Example:											
✓ Financing Amount	RM100,000.00										
✓ Financing Tenure	10 years										
✓ Profit Rate	6.5% (fixed rate)										
✓ Monthly Instalment Calculation	The monthly instalment is calculated in accordance to the following formula : $((P \times R \times T) + P) / t, \text{ where:}$ <p style="margin-left: 20px;"> P = Financing Amount approved R = Profit Rate per annum T = Financing Tenure (in years) t = Financing Tenure (in months) </p>										
✓ Important: Your monthly instalment and total payment amount remains unchanged throughout the financing tenure as per illustration below:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Description</th> <th style="width: 40%;">Today 6.5% (fixed rate)</th> </tr> </thead> <tbody> <tr> <td>Monthly instalment amount</td> <td>RM1,375.00</td> </tr> <tr> <td>Final monthly instalment amount</td> <td>RM1,375.00</td> </tr> <tr> <td>Total profit cost at the end of 8 years</td> <td>RM65,000.00</td> </tr> <tr> <td>Total payment amount at the end of 8 years</td> <td>RM165,000.00</td> </tr> </tbody> </table>		Description	Today 6.5% (fixed rate)	Monthly instalment amount	RM1,375.00	Final monthly instalment amount	RM1,375.00	Total profit cost at the end of 8 years	RM65,000.00	Total payment amount at the end of 8 years	RM165,000.00
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✓ You are required to settle all monthly instalment as per stated in the Letter of Offer through Salary Deduction by the employer, Salary Transfer with Automatic Fund Transfer or Standing Instruction upon disbursement being made until full settlement of the financing account.											
✓ In the event where the Salary Deduction made by the employer has not yet commenced, you are responsible to pay the monthly instalment in a timely manner and shall be paid as per specified in the Letter of Offer.											
✓ At the maturity of the financing facility, you shall pay the outstanding balance in full or Bank Islam may at its consideration grant an extension to the financing tenure to facilitate settlement via monthly payment of an agreed amount. If the financing tenure accorded is extended beyond the retirement age, you remain obliged to pay the monthly payment. However, you may opt at any time to fully settle the financing facility upon reaching retirement age.											
5. What other charges do I have to pay?											

No	Type of Charges	Amount/ Detail of the charges
1	Stamp Duty	0.5% from total financing amount as stated in the Stamp Duty Act 1949 (Revised 1989)
2	Wakalah Fee	RM50.00

Cancellation of the facility
You are to pay Bank Islam all costs (if any) for the preparation and registration of securities documents that has been incurred by Bank Islam in connection with the Facility including the expenses incurred during the claim process if the facility is cancelled.

6. Does Bank Islam require advance payment?

✓ Yes. Bank Islam requires an advance payment equivalent of 2 months instalment.

7. What if I fail to fulfil my obligations?

✓ Bank Islam shall impose Ta'widh (compensation for late payment charge) to you as follows:

Before maturity of the facility	A sum equivalent to one per cent (1%) per annum on overdue instalment(s) until date of full payment
After maturity of the facility	A sum equivalent to the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on outstanding balance i.e. outstanding Sale Price less ibra' (if any).
Post Judgement Debt	

* Note: The imposition of Late Payment Charge (Ta'widh) shall be in such manner as approved by Bank Negara Malaysia (BNM).

✓ In the event of default, all of the following action will be imposed:-

- Bank Islam may by written notice to you, demand for immediate payment of amount overdue from you and/or the guarantor.
- Bank Islam has the right to set off any credit balance in your deposit and/or investment account which is maintained with Bank Islam against any overdue payment under this financing.
- Legal action will be taken if you fail to respond to the reminder notices. Any security pledged to Bank Islam may be foreclosed/repossessed and you are to bear all costs incurred in the disposal of the asset. You are also responsible to settle any shortfall after the asset is sold.
- Legal action against you may affect your credit rating leading to any future credit assessment being more difficult or expensive to you.
- Trigger of cross default of other facilities with Bank Islam.

8. What if I fully settle the financing during the 'lock-in' period?

✓ 'Lock-in' period is not applicable for this product.

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

✓ In the event of Early Settlement of the Financing, Bank Islam undertakes to grant to you an Ibra' (rebate) which is equivalent to the Deferred Profit at the point of settlement.

Ibra' (rebate) Formula:
Ibra' /rebate on early settlement = Deferred Profit = Total Contracted Profit – Accrued Profit.

Note:

- Total Contracted Profit = Selling Price – Purchase Price (or Financing Amount).
- Accrued Profit is calculated based on Profit Rate of the outstanding Purchase Price (or Financing Amount) being disbursed (or utilised).

10. Do I need any Takaful coverage?

✓ It is optional, however Customer is advised to subscribe to Personal Financing Takaful Plan (PFTP) from Syarikat Takaful Malaysia Berhad or any other Takaful operator which is operating in Malaysia for the coverage protection against death or total permanent disability.

✓ For your own convenience, PFTP is currently made available by the Takaful provider approved by Bank Islam.

11. Do I need a guarantor or collateral?

✓ If you do not meet the minimum credit requirement, Bank Islam may require guarantor(s) or collateral in order for you to proceed with the submission.

✓ You may refer to website <http://www.bankinginfo.com.my/> on information of your rights and responsibilities of becoming as a guarantor.

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

✓ It is important for you to immediately inform the Bank of any change in your contact details to ensure that all correspondences reach you in a timely manner. To update your contact details, you may inform the Bank in writing or visit the nearest Bank Islam branch.

13. Where can I get assistance and redress?

If you have difficulties in servicing the monthly profit payments and the outstanding Bank's Sale Price, you should contact the Bank earliest possible to discuss the payment options.

You may contact the Bank at:

Contact Centre & Customer Care
Bank Islam Malaysia Berhad
17th Floor, Menara Bank Islam,
No. 22, Jalan Perak,
50450 Kuala Lumpur.
Tel: 03-26 900 900
Fax: 03-2782 1337
Email: contactcenter@bankislam.com.my

If you wish to complain on the products or services provided by the Bank, you may contact the Bank at:

Contact Centre & Customer Care
Bank Islam Malaysia Berhad
17th Floor, Menara Bank Islam
No 22, Jalan Perak
50450 Kuala Lumpur.
Tel: 03-2782 1284
Fax: 03-2782 1337
Email: customercare@bankislam.com.my

Alternatively, you may seek the services of *Agensi Kaunseling dan Pengurusan Kredit (AKPK)*, an agency established by Bank Negara Malaysia to provide free services and money management, credit counseling, financial education and debt restructuring for individuals. You can contact AKPK at:

Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail,
50250 Kuala Lumpur.
Tel: 03-2616 7766
Fax: 03-2616 7601
Email: enquiry@akpk.org.my

If the query or complaint is not satisfactorily resolved by the Bank, 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: bnmteletelink@bnm.gov.my

14. Where can I get further information?

- ✓ Should you require additional information about Personal Financing-i product, please refer to the nearest Bank Islam branches available nationwide or visit Bank Islam website at www.bankislam.com.

15. Other Personal Financing-i package available?

- ✓ Beside normal package offering, other package available (among others) are:
 - (i) Non package financing.
 - (ii) Collateralized financing.

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP PAYING INSTALMENTS OF YOUR PERSONAL FINANCING-i FACILITY.

Note :

1. The above is for illustration purposes only. Profit and charges may vary and subject to Bank Islam terms and conditions.
2. The above information provided in this Product Disclosure Sheet is valid as at dd/mm/yyyy.

Acknowledge Receipt by Customer

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 Name :
 I/C Number :
 Date :