

<p>PRODUCT DISCLOSURE SHEET (PDS) Read this PDS before you decide to apply for the Property Financing-i (Tawarruq). The PDS is to be read together with the general terms and conditions.</p>	<p>BANK MUAMALAT MALAYSIA BERHAD (BMMB) PROPERTY FINANCING-i (TAWARRUQ) DATE:</p>				
<p>1. What is this product about?</p> <p>Property Financing-i (Tawarruq) is to facilitate the purchase of property under construction, completed property from developer or vendor (sub-sale), refinancing, remortgage, 2nd mortgage and land.</p> <p>This facility is calculated based on fixed and/or variable rate basis and you are offering your property as collateral for this facility.</p>					
<p>2. What is the Shariah concept applicable?</p> <p>Tawarruq is referred as, 'To purchase goods with deferred payment method with the concept of <i>Musawamah</i> or <i>Murabahah</i>, and sells it to a third party for cash'.</p>					
<p>3. What do I get from this product?</p> <ul style="list-style-type: none"> • Amount Financed : RM _____ • Margin of Financing: _____ % • Financing Tenure: _____ • Profit Rate <ul style="list-style-type: none"> i. Capping Profit Rate = 10.50%p.a. ii. Effective Profit Rate = BFR (+/-) _____ • Sale Price: RM _____ 					
<p>4. What are my obligations?</p> <ul style="list-style-type: none"> • Mode of payment : _____ <ul style="list-style-type: none"> ○ During construction : RM _____ (for property under construction only) ○ Completed : RM _____ • The total financing amount that you are required to pay including profit margin: RM _____ 					
<p>5. What are the fees and charges I have to pay?</p> <ul style="list-style-type: none"> • Stamp Duty: As per the Stamp Duty Act 1949 (Revised 1989). • Legal fees, Valuation fees and other charges (<i>based on product package offered – if any</i>). • Other fees and charges as stated in the Letter of Offer (LO). 					
<p>6. What if I fail to fulfill my obligations?</p> <ul style="list-style-type: none"> • Ta'widh (compensation): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Default payment during financing period and before maturity</td> <td style="padding: 5px; text-align: center;">Overdue Installment(s) Amount x 1% x <u>No. of Days Overdue</u> 365/366 (leap year)</td> </tr> <tr> <td style="padding: 5px;">Default payment which exceeded the maturity date</td> <td style="padding: 5px; text-align: center;">Outstanding Principal Amount x IIMM x <u>No. of Days Overdue</u> 365/366 (leap year)</td> </tr> </table> <ul style="list-style-type: none"> • The Ta'widh (compensation) amount shall not be compounded on the overdue installment or outstanding principal amount. • Right to set-off: We have the right to set off any credit balance in your account maintained with us against any outstanding balance of this financing account. 		Default payment during financing period and before maturity	Overdue Installment(s) Amount x 1% x <u>No. of Days Overdue</u> 365/366 (leap year)	Default payment which exceeded the maturity date	Outstanding Principal Amount x IIMM x <u>No. of Days Overdue</u> 365/366 (leap year)
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7. What if I fully settle the financing before its maturity?

- Rebate (Ibra') shall be provided to the Customer subject to the Shariah Principles:
 - a) The Bank shall grant **Ibra' or Rebate** in case of early Settlement of the Facility to the Customer.
 - b) The Bank shall grant **Ibra' or Rebate** on its profit of the unutilised amount of the Facility.
 - c) The Bank shall grant **Ibra' or Rebate** if there is any difference between the Selling Price and the total monthly instalment payable at the end of the financing Tenure (as the case may be).
 - d) **Any Ibra' or Rebate** granted by the Bank shall be deemed as final and conclusive and the Customer agrees as to the accuracy of the **Ibra' or Rebate** granted without any contestation or dispute.

***Note:** Items (a), (b) and (d) are applicable for both fixed and floating Facility whilst item (c) is only applicable for floating Facility only subject that there is no event of default occurred and continuing.

- **General Ibra' Formula:-**

Outstanding Balance **LESS** Outstanding **LESS** Amount Due **LESS** Reduction of Ibra'
(Outstanding Sale Price) Principal Amount to the Bank

Whereby:

- ✓ **Amount Due to the Bank** refers to any amount due upon early settlement such as current month profit, profit in arrears (if any), owings, late payment charges/ compensation (LPC) and etc.
- ✓ **Reduction of Ibra'** refers to cost that Customer needs to bear due to early settlement (if applicable).

8. Do I need any Takaful coverage?

Yes. Takaful coverage is compulsory.

You have the option to obtain the Takaful coverage from BMMB which could be financed as part of your margin of financing.

- Mortgage Reducing Term Takaful (MRTT)*
- Long Term HouseOwner Takaful (LTHT)*, or
- Fire / HouseOwner Takaful.

*List of coverage that could be financed by BMMB together with the financing amount.

9. What are the major risks?

Profit rate may change according to Base Financing Rate (BFR) changes; but capped at ceiling rate of 10.50% p.a. If you have problems to fulfill your financing obligations, please contact us for payment alternatives.

10. 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 information to ensure that all correspondences reach you in a timely manner.

11. Where can I get assistance and redress?

- If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives. You may contact us at:
 - <branch address>
 - <phone no.>
 - <faxes>
 - <e-mail>
- Alternatively, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia (BNM) to provide free services on 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 : 1-800-22-2575
 - Email : enquiry@akpk.org.my

- If you wish to complaint on the product or services provided by us, you may contact us at:
Bank Muamalat Malaysia Berhad
Customer Services Department,
Level 19, Menara Bumiputra,
Jalan Melaka, 50100 Kuala Lumpur
Tel : 1-300-88-8787
Email : feedback@muamalat.com.my
Website : www.muamalat.com.my
- 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 : 03-21741515
E-mail : bnmtelelink@bnm.gov.my

12. Where can I get further information?

Should you require additional information on this product, please refer to our product brochure, available at all our branches and at our website address of www.muamalat.com.my.

13. Other product available

- Muamalat House Financing (Istisna')-i

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS OF YOUR PROPERTY FINANCING-i (TAWARRUQ).

The information provided in this product disclosure sheet is valid as at 1 January 2013