

PRODUCT DISCLOSURE SHEET

Date:

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your Property Financing-i (Istisna'). Other customers have read this PDS and found it helpful, **you should read it too.**

1 WHAT IS PROPERTY FINANCING-I (ISTISNA')

Property Financing-i (Istisna') is a facility that finances the construction of a house on land owned by the customer or purchased from a vendor. The facility is based on a variable or fixed rate determined by the Bank from time to time, and the property financed will be pledged as security. The following packages are offered under Property Financing-i (Istisna'):-

SMART Mortgage SJKP (Home Financing-i - SJKP Scheme) is offered to non-fixed income and selected fixed income customers to purchase their first residential property, with financing up to RM500,000. This facility is guaranteed by Syarikat Jaminan Kredit Perumahan Berhad (SJKP Bhd).

SMART Mortgage Skim Rumah Pertamaku PLUS (Home Financing-i - SRP PLUS Scheme) is offered to fixed and non-fixed income customers to purchase their first residential property, with financing up to RM1,000,000. The facility is partially guaranteed by Cagamas SRP Berhad.

SMART Mortgage Flexi is an enhanced Property Financing-i that allows customers to make prepayment to reduce the principal amount outstanding, which may result in profit savings and a shorter financing period. Customers may also redraw any excess prepayment made, subject to the Bank's terms and conditions.

These product packages are structured under the Istisna' concept, a Shariah contract where a property is constructed according to agreed specifications and delivered at a future date for a pre-determined price. It uses a parallel Istisna' arrangement, where the Bank enters into an Istisna' Sale Agreement (ISA) with the customer and an Istisna' Purchase Agreement (IPA) with a contractor to build the property.

The customer is appointed to monitor the construction on behalf of the Bank, and upon completion the contractor may deliver the property directly to the customer with the Bank's authorisation. If the contractor fails to complete the construction, the Bank will take the necessary steps in line with the contract, which may include appointing a new contractor or compensating the customer.

2 KNOW YOUR OBLIGATIONS

Illustration of Financing

Your financing amount	: RM 350,000
Financing Tenor	: 35 years
Profit Rate	: SBR + 1.70% p.a.
• Effective Profit Rate: SBR + Spread	: 4.45 % p.a.
• Ceiling Profit Rate	: 10.50%
• Monthly Installment	: RM1,645.58
Selling Price (including profit margin)	: RM 1,320,257.00
In total you will pay RM691,142.55 at the end of 35 years	
Prepayment of Principal (for SMART Mortgage Flexi)	: Any amount of the outstanding principal at any point in time during the financing tenor, subject to a prepayment amount of RM1,000.
Redraw on Excess Prepayments (for SMART Mortgage Flexi)	: Up to the maximum amount of prepayments made per month. Minimum redraw amount of RM1,000 and in multiples of RM1,000.
Note: SBR for illustration is 2.75% p.a.	
Note: Profit is calculated on daily rest.	
Note: Indicative rate and margin, subject to customer's credit rating and credit assessment.	

It is your responsibilities to:



Read and understand the **key terms** in the contract before you sign it



Pay your monthly instalment timely and full for 35 years. Speak to us if you wish to settle earlier.



Ensure you can afford to **pay a higher instalment** if the Overnight Policy Rates (OPR) rises.



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

Fees and Charges

Transaction	Type of Charges	Amount
Processing Fee	Service Charge	Waived*
Mortgage Account Statement	Service Charges	<ul style="list-style-type: none"> 10.80* per extraction, regardless of the number of yearly statements requested Free for soft copy of the statement
Flexi Setup Fee (SMART Mortgage Flexi only)	Set-up fee	RM 216.00* (one off)
Flexi Redrawal Fee (SMART Mortgage Flexi only)	Redrawal Fee	RM 32.40* per transaction
Flexi Account Maintenance Fee (SMART Mortgage Flexi only)	Maintenance Fee	RM 10.80* per month
EPF Withdrawal via E-Pengeluaran	Service Charge	RM 10.00 per application
EPF Confirmation Letter (Hardcopy)	Service Charge	RM 19.60 per application
Takaful	Takaful Fee	<ul style="list-style-type: none"> Mortgage Reducing Term Takaful (MRTT) / Mortgage Level Term Takaful ("MLTT"): Based on product package offered, if any. House Owner Takaful/ Long Term House Owner Takaful (LTHT): Based on product package offered, if any. <p><i>Note: Takaful contribution paid to Takaful operator.</i></p>
Legal Fees	Legal Fee	As per the scale in Solicitors' Remuneration Order (SRO)(if any). Include but are not limited to registration fees, search fees and other charges imposed by the relevant authorities and/or legal firms.
Valuation Fees / Other fees and charges as stated in the Letter of Offer	Valuation Fee	Based on product package offered, if any.
Stamp Duties	Stamp Duty	As per the Stamp Act 1949 (Revised 1989), subject to any

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		stamp duty exemption or remission orders.
Photocopy and/or certification of Mortgage documents	Service Charges	<ul style="list-style-type: none"> RM10.00 per document Free for the soft copy of the documents
Late Payment Charges	1% p.a. on the overdue installments on default payment during financing tenor and before maturity; OR a sum equivalent to the BNM's Islamic Interbank Money Market (IIMM) Rate on the balance principal amount outstanding on default payment which exceeded the maturity date.	

- Kindly refer to our website at www.muamalat.com.my for details of fees and charges.
- *The fees and charges are subject to the service tax (8%) imposed under the Service Tax Act 2018 (as amended), where applicable.

Important Note:

What is Standardised Base Rate (SBR)

The SBR we offer to this product is based on the benchmark rate specified by Bank Negara Malaysia (BNM). The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of Bank Negara Malaysia.

What are possible scenarios to trigger a change in the SBR?

The SBR can increase or decrease due to changes in the benchmark rate, particularly changes in the Overnight Policy Rate (OPR)

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

- You will receive a rebate (Ibra') on deferred profit according to Shariah principles.
- The rebate is final and binding.
- The Bank calculates the rebate based on early settlement and total payments made.
- Ibra' formula: Outstanding Selling Price - Outstanding Principal - Amount Due to the Bank - Reduction of Ibra'

3 KNOW YOUR RISKS

What if you fail to fulfill your obligations?

- You pay more in total due to late payment charges (compensation charges/Ta'widh).
- We may deduct money from any account you have with us to set-off your financing outstanding balance which we will notify you at least (7) calendar days in advance.
- We may foreclose your property or take legal action against you.
- Your credit score may be affected, leading to credit being more difficult or expensive to you.
- The effective profit rate may change for floating rates facilities due to changes in the reference rate, which is the SBR. An increase in SBR shall lead to higher monthly instalments.

Your monthly instalment may increase during the tenure of your financing.

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a higher monthly installment.

Profit Rate	Today (SBR* = 2.75%)	If SBR goes up 1%	If SBR goes up 2%
Effective Rate	4.45% p.a.	5.45% p.a.	6.45% p.a.
Monthly Instalment	RM1,645.58	RM1,868.11	RM2,102.53
Total profit cost at the end of 35 years	RM341,142.55	RM434,604.45	RM533,063.97
Total payment amount at the end of 35 years	RM691,142.55	RM784,604.45	RM883,063.97

4 OTHER KEY TERMS

- 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.
- Guarantor or collateral is subject to the Bank's decision.
- It is compulsory to protect your financing by having a Takaful coverage from any Takaful Provider from BMMB or non-panels one, such as Mortgage Reducing Term Takaful (MRTT), Mortgage Level Term Takaful (MLTT), Long Term House Owner Takaful (LTHT), or Fire/House Owner Takaful, which can be financed as part of your margin of financing, subject to BMMB's terms.

If you have any questions or require assistance on your Property Financing-i (Istisna') you can:



Call us at:
03-26005500



Visit us at:
[Property Financing-i \(Istisna'\)](#)



Email us at:
feedback@muamalat.com.my

Customer's Acknowledgment*

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

- ☐ I acknowledge that Bank Muamalat 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 product terms and conditions.

Name:
Date:

The information provided in this product disclosure sheet is valid effective: **1st January 2026.**