

PRODUCT DISCLOSURE SHEET

Date:

Dear Customer,

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

1 WHAT IS PROPERTY FINANCING – i (TAWARRUQ)

Property Financing-i (Tawarruq) is a facility that helps customers finance the purchase of completed or under-construction residential or commercial properties. 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 (Tawarruq):-

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 prepayments to reduce the principal balance 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.

SMART Mortgage Green PLUS supports the purchase of green-certified or green-enhanced homes, offering financing of up to 110% of the property value. The facility is guaranteed by Cagamas SRP Berhad under the Green Mortgage Guarantee Programme (GMGP).

All product packages above are structured under the Tawarruq concept, which involves several Shariah contracts including Murabahah (cost-plus sale), Wakalah (agency), and Wa'd Mulzim (binding promise).

Under this arrangement, the customer applies for financing by entering into a binding promise (Wa'd Mulzim) to purchase Shariah-compliant commodities from the Bank at a selling price on deferred payment terms. The Bank first purchases the commodities from a supplier at the purchase price and subsequently sells them to the customer at the selling price under a Murabahah contract.

The customer then appoints the Bank as an agent (Wakil) to sell the commodities to a third party on a cash basis. The cash proceeds from this sale represent the financing amount made available to the customer.

The Tawarruq transactions are executed prior to the disbursement of the financing amount. However, the customer may request to take physical delivery of the commodities before their sale to the third party, subject to the terms and conditions of the facility. In such cases, the customer will bear all related costs and the facility amount will not be disbursed.

2 KNOW YOUR OBLIGATIONS

Illustration of Financing	
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% p.a
Monthly Instalment	: RM 1,645.58
Selling Price (including profit margin)	: RM1,320,257.00
In total you will pay RM691,143.55 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	: Up to the maximum amount of prepayments made per month with minimum redraw amount of RM1,000 and in multiples of RM1,000.
Prepayments (for SMART Mortgage Flexi)	: Up to the maximum amount of prepayments made per month with minimum redraw amount of RM1,000 and in multiples of RM1,000.
Note: SBR for illustration is 2.75% p.a. Profit is calculated on daily rest. 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 Redraw Fee (SMART Mortgage Flexi only)	Redraw 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	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. <i>Note: Takaful contribution paid to Takaful operator.</i>
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	Valuation Fee	Based on product package offered, if any.

PRODUCT DISCLOSURE SHEET

Date:

charges as stated in the Letter of Offer		
Stamp Duties	Stamp Duty	As per the Stamp Act 1949 (Revised 1989), subject to any stamp duty exemption or remission orders.
Brokerage Fee	Brokerage fee	Borne by the Bank.
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 instalments 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.
- No lock-in period is imposed
- Ibra' formula: Outstanding Selling Price - Outstanding Principal - Amount Due to the Bank - Reduction of Ibra'

3 KNOW YOUR RISKS

What happens if you fail to pay your monthly instalments?

- You pay more in total due to late payment charges (compensation charges/Ta'widh) which is 1% p.a. on the overdue instalments.
- 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.

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 instalment.

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 (LHTT), 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 (Tawarruq), you can:



Call us at:
03-26005500



Visit us at:
Property Financing-i (Tawarruq)



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.**