

PRODUCT DISCLOSURE SHEET (English Version)

Dear Customer,

Please read this Product Disclosure Sheet (PDS) carefully before deciding to take up the **Skim Saraan Bercagar Bertempoh (SSBT) Facility**. You are advised to compare and consider the fees, charges, terms and risks involved. This PDS is for your understanding only and does not constitute an offer.

Skim Saraan Bercagar Bertempoh (SSBT) Facility

Date:

1. What is Skim Saraan Bercagar Bertempoh?

Skim Saraan Bercagar Bertempoh (SSBT) Facility is a loan or financing solution specifically designed for the elderly or retirees who own more than one residential properties which allows them to convert their unencumbered non-primary residential property into a fixed monthly income stream throughout an agreed facility term. In this product, the Borrower's property which must be free from any encumbrances, gift or hibah, will be charged to Cagamas as security for the financing.

2. What are the key terms of this product?

Age Eligibility	<ul style="list-style-type: none"> Malaysian aged 60 to 70 years old For joint application, at least one Borrower must be 60 to 70 years old, and both applicants must not exceed 70 years 						
Property	<ul style="list-style-type: none"> Non-primary residence registered under the applicant or both joint applicants' name(s) Not located in high-risk areas such as flood prone or landslide areas For leasehold property, at the point of maturity of the Facility, the remaining lease of the Property must not be less than sixty (60) years. 						
Facility Term	<ul style="list-style-type: none"> 5-year or 10-year 						
Interest Rate	<ul style="list-style-type: none"> Fixed rate and to be calculated on monthly rest basis <p><i>Note:</i> The interest rate is subject to your property value, type and location.</p>						
Maximum Value for Facility Payout Calculation	<ul style="list-style-type: none"> Up to RM3.0 million for landed property, and RM1.5 million for high-rise property. <table border="1" data-bbox="520 1330 1257 1451"> <thead> <tr> <th>Type of Property</th> <th>Maximum Value for Facility Payout Calculation</th> </tr> </thead> <tbody> <tr> <td>Landed</td> <td>RM3,000,000</td> </tr> <tr> <td>High-rise</td> <td>RM1,500,000</td> </tr> </tbody> </table> <p><i>Note:</i> The property value can exceed RM3.0 million (landed) and RM1.5 (high-rise). However, the calculation for facility payout will only be based on the maximum value above.</p>	Type of Property	Maximum Value for Facility Payout Calculation	Landed	RM3,000,000	High-rise	RM1,500,000
Type of Property	Maximum Value for Facility Payout Calculation						
Landed	RM3,000,000						
High-rise	RM1,500,000						
Monthly Payout	<ul style="list-style-type: none"> Fixed amount throughout the facility tenure that is calculated based on Borrower's age, property value, property type and property location 						
Partial Initial Lump Sum Disbursement	<ul style="list-style-type: none"> Partial initial lump sum withdrawal of the Facility is allowed once at inception and subsequent monthly payout for the remaining Facility period. 						
Repayment	<ul style="list-style-type: none"> Bullet payment at the end of financing term 						
Lock-in Period	<ul style="list-style-type: none"> 2 years for 5-year facility term 4 years for 10-year facility term 						

3. What can I get from this product?

The portion below is to be filled by the bank representative for the customer during advisory session. Please be noted that the amount is for preliminary assessment only. The final amount is subject to proper property value based on valuation report conducted by property valuer approved by Cagamas.

For this facility as an illustration:

Customer type	:	*Single/Joint
Age	:	Customer 1 _____ Customer 2 _____ (for joint application)
Land type	:	*Freehold / Leasehold
Property Location	:	
Property type	:	
Current Market Value of Property	:	RM
Partial Lump Sum (if applicable)	:	RM
Indicative Monthly Payout	:	RM
Interest Rate (fixed & calculated on monthly rest)	:	_____ %per annum
Facility Term (loan tenure)	:	*5-year / 10-year *To choose either one
Total Repayment Amount at the end of Facility Term (estimated)	:	RM

4. What are my key obligations?

- No repayment is required during the facility term. The outstanding loan will be due upon completion of the facility term ("Maturity") and you are required to settle your loan at Maturity.
- You must ensure that the property remains registered under you and your joint applicant's (if any) name throughout the duration of the facility.
- You must keep the property in good condition and ensure it is not used for any illegal activities. If you fail to do so, it may trigger a default event, and you will be responsible for any shortfall if the sale proceeds from property disposal are not enough to fully repay the outstanding loan.
- The property must be insured against risks such as fire, flood, natural disaster etc.
- If you intend to sell the property during the facility term, you are required to notify Cagamas and fully settle the outstanding loan amount. Once the outstanding amount is fully settled, Cagamas will proceed to discharge the property.
- If the property becomes your primary residence or that of your joint applicant during the facility term, please inform Cagamas for our records.

5. What is my risk?

- **Property Foreclosure:** If the loan is not fully settled by the due date, your property may be foreclosed. You or your next-of-kin may lose the ownership of the property and might not get back any money if the property is sold at a substantially reduced price through auction. Make sure you settle the outstanding loan on time to avoid losing your property.
- **Eviction Risk:** If the property becomes your primary residence, and you do not repay at Maturity, you need to surrender the Property to Cagamas and will not be able to stay in the Property. You are advised to plan ahead to avoid eviction and protect your living arrangements.
- **Drop In Property Value:** If the value of the property drops, selling it may be insufficient to repay the loan or leave any surplus money for you or your next-of-kin. You are advised to plan ahead to settle the outstanding loan without having to sell the property.
- **Settlement Risk:** In the event of a breach of contract, such as poor property maintenance or fraud, Cagamas may declare it as an event of default. You will then be responsible to settle the total outstanding loan and cover any shortfall if the sale proceeds from the property disposal are less

than the total outstanding loan. You are advised to keep the property well-maintained and comply with all terms and conditions to avoid default and financial loss.

6. What if I fully settle the loan before its maturity?

- If you plan to do an early settlement during the facility term (before Maturity), you are subject to lock-in-period (LIP) and penalty charges as below:

Facility Term	Lock In Period	Penalty Charges
5-year	2 years	1% of total facility amount
10-year	4 years	1% of total facility amount

- No penalty charges shall be imposed for early settlement made after the lock-in-period.

7. What are fees & charges I need to pay?

You need to pay the following fees and charges (whichever applicable) for this product. However, these amounts may be included in the loan amount, subject to Cagamas' approval.

Stamp Duties	<ul style="list-style-type: none"> As per the Stamp Duty Act, 1949 (revised 1989) The stamp duty has been exempted by virtue of the approval from the Minister of Finance under Section 80(1A) of the Stamp Act 1949. <i>(to be revised accordingly prior to product offering by bank)</i>
Initial Expenses	<ul style="list-style-type: none"> Property valuation fees Takaful/insurance coverage
Tax	Subject to all taxes and levy now or thereafter imposed by law.
Other Fees and Charges	All other costs and expenses such as legal fees and other charges incurred in relation to preparation of all documentation, perfection of security documents and disbursement.

8. Do I need Takaful/insurance coverage?

Yes. Please ensure that the property is adequately insured up to its full insurable value, against loss or damage by fire, lightning, tempest, flood, riot, civil commotion, malicious acts and strike and such other risks as Cagamas may require.

Subject to Cagamas' approval, the initial Takaful contribution/insurance premium may be incorporated into the initial loan amount. Future contributions or premiums may be conveniently deducted from your monthly payout or settled directly by you.

You are required to provide a certified true copy of the Takaful certificate/insurance policy, with Cagamas named as the loss payee or mortgagee, together with proof of payment of the insurance premium or takaful contribution under the said policy.

9. Do I need a guarantor?

No. Guarantor is not required for this product.

10. In what circumstances would Cagamas deduct the Takaful/insurance from the monthly payout?

For subsequent renewal of fire/home Takaful/insurance, property valuation and/or any other costs and expenses which you have agreed to cover upon signing of letter of offer, whichever required.

11. If the borrower passes away, what will happen to the loan?

- In the unfortunate event of the single borrower or both joint borrowers' death, a settlement event will be triggered. Cagamas will proceed with one of the following options:
 - The next-of-kin or heirs may opt to make full settlement of the outstanding loan, allowing the property to be transferred to them; or
 - If settlement is not made by the next-of-kin, Cagamas will arrange for the disposal of the property and utilise the proceeds to settle the outstanding loan. Any balance from the disposal, after full settlement of the debt, will be returned to the next-of-kin or heirs. In the event of a shortfall, the loss will be borne by Cagamas.

Please note: If the property is sold via auction, it may sell for less than the market value and there may not be any remaining balance after repaying the total outstanding loan.

Please be advised that Cagamas shall have absolute rights to deal with the property pledged under the SSBT facility. This right cannot be challenged, revoked, or affected by any will, wasiat, or distribution under faraid laws.

To protect your family's interests, consider planning ahead for loan settlement.

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

You must inform Cagamas of any changes in your contact details at the earliest possible time to ensure that all correspondences reach you in a timely manner. To update your correspondence details, please contact Cagamas at +603 -22621800 or email to: opesbt@cagamas.com.my or visit Cagamas office.

13. Where can I get help?

- If you have an enquiry on your SSBT loan account, you can contact Cagamas at:
Level 32, The Gardens North Tower,
Mid Valley City, Lingkaran Syed Putra,
59200 Kuala Lumpur,
Malaysia.
Phone No. : +603 -2262 1800
Email : opesbt@cagamas.com.my
- If you have any concern or complaint, you can contact Cagamas at 03- 22621800 or email at feedback@cagamas.com.my
- For debt/financial management consultation, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by BNM to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:
Level 5 and 6, Menara Aras Raya (Formerly known as Menara Bumiputra Commerce),
Jalan Raja Laut, 50350 Kuala Lumpur
Phone No.: +603-2616 7766
E-mail: akpk.org.my/contact-us

POWER! (Pengurusan Wang Ringgit Anda) Programme, offered by AKPK, promotes prudent money management and financial discipline to individual customers. To register and for further information, kindly call 03-2616 7766 or visit the website at akpk.org.my/contact-us

14. What are other products available in Cagamas?

Skim Saraan Bercagar (SSB). Kindly refer to SSB website at <https://ssb.cagamas.com.my/ms> or alternatively you may approach Cagamas office, EPF branches, AKPK for further info.

15. Where can I get further info on this product?

- For further information of this product including submission of application, you may contact our partner bank representative by referring to their website at *(to be revised accordingly prior to product offering by bank)*
- For further info on other Cagamas' products, you may visit our website at www.cagamas.com.my.

IMPORTANT NOTICE:

**YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT PAY YOUR SSBT LOAN AT THE END OF FACILITY TERM (MATURITY) OR UPON EARLY TERMINATION, INCLUDING IN THE EVENT OF THE BORROWER'S DEATH
IF THE PROPERTY IS TO BE SOLD AT A LOWER PRICE, THERE MAY NOT BE ANY EXTRA FUNDS LEFT AFTER SETTLING THE LOAN**

IT IS VERY IMPORTANT TO READ THE DETAILS IN THE PDS CAREFULLY TO ENSURE THAT YOU KNOW AND UNDERSTAND THE PRODUCT TERMS AND YOU HAVE AGREED TO BE BOUND BY THEM.

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Customer(s) Acknowledgment

I/We hereby acknowledge that Cagamas' partner bank representative below ("Cagamas Representative") has provided a copy of the PDS and explained the contents to me/us. I/We have read and understood the key terms in the PDS, my/our obligations and risk of this product.

Name:	Name:
Signature:	Signature:
Date:	Date: <i>(for joint application)</i>

Cagamas' Partner Bank Representative

I hereby confirm that the key terms, obligations, and risks associated with this product have been explained to the Customer(s), and all inquiries have been addressed accordingly.

Name/Official Stamp:

Signature:

Date:

The information provided in this disclosure sheet is valid as at ____/____/____