

PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your **RHB BizPower Flexi**.

Other customers have read this PDS and found it helpful; **you should read it too.**



RHB BANK BERHAD

Registration No: 196501000373 (6171-M)

Date :

1 What is RHB BizPower Flexi?

RHB BizPower Flexi provides a term loan facility for asset acquisition. The term loan facility is offered with specific loan amount at agreed loan interest with fixed repayment amount over a period of agreed tenure. The term loan facility is linked to a specialised current account, RHB BizPower Flexi Current Account of which interest rebate is granted based on your credit balances in the current account.

Interest Rebate

Interest rebate is computed daily based on RHB BizPower Flexi Term Loan facility prevailing interest rate and credit balances available in RHB BizPower Flexi Current Account credit balances. Interest rebate will only be granted upon full drawdown of your RHB BizPower Flexi Term Loan facility. If RHB BizPower Flexi Current Account's credit balance exceeds RHB BizPower Flexi Term Loan facility's principal outstanding, maximum deposit balances eligible for interest rebate is capped at maximum RHB BizPower Flexi Term Loan facility's outstanding. The interest rebate is computed and accrued daily and shall be credited into the RHB BizPower Flexi Current Account at the end of every month.

No Overdraft facility and cheque book facility is offered with your RHB BizPower Flexi Current Account. You have an option to take up Overdraft facility separately.

Notes: The Interest Rebate benefit and the imposition of Utilisation Fee should cease upon the occurrence of the following events:

- Any repayment of interest or instalment that is one (1) month in arrears or above;
- Account is classified as Non-Performing Loan (NPL);
- Any Restructuring or Rescheduling (R&R) of the account.

2 Know Your Obligations?

For this RHB BizPower Flexi, as an illustration:

- Your financing amount : RM _____
- Your financing tenure : _____ years
- Interest rate : _____ %p.a.
- Margin of financing : _____ %
- Current Base Lending Rate (BLR)*: _____ %

In total you will pay RM _____ at the end of _____ years.

*Notes:

- Interest will be calculated on daily rest.
- The Interest Rate on this loan may be variable (due to BLR) and will change accordingly as published by the bank from time to time.

You also have to pay the following fees and charges:

- **Stamp Duties:** As per the Stamp Act 1949 (Revised 1989).
- **Disbursement Fees:** Including fees for registration of charge, land search and bankruptcy search*.
***Note:** Not applicable for Small Medium Enterprises (SME) customers as per Bank Negara Malaysia's (BNM) SME Definition. Please refer to RHB's Corporate Website for more details on the BNM's SME Definition.
- **Legal Fees:** You are required to pay all legal fees and incidental expenses in connection with the banking facility (including the preparation, stamping and registration of any security documents and the lodgment and withdrawal of caveats). To avoid any delay in documentation due to unfamiliarity with the Bank's documentation or process, the appointment of the Bank's panel lawyers is strongly encouraged.
- **Valuation Fees:** Valuation fee is a cost that pays for the service of determining the current worth of an asset. This cost incurs when the buyer buy from a seller who is not a developer. Applicable for completed properties only.
- **Set Up Fees:** RM200 (non-refundable) will be deducted from RHB BizPower Flexi Current Account upon the first disbursement of the loan.
- **Monthly Service Charge:** RM10 is to be deducted from your RHB BizPower Flexi Current Account.
- **Utilisation Fee:** RM10 to be deducted from your RHB BizPower Flexi Current Account.
- **Cancellation Fee:** RM2,000 is payable to the Bank in the event that the facility granted is cancelled at any time after the

It is your responsibility to:



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



Pay your monthly instalment **timely and in full** during the financing tenure. Contact the Bank if you wish to settle your financing earlier.



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



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

IMPORTANT NOTE:

The information in this Product Disclosure Sheet is given on a general basis without obligation and is strictly for information only. The information contained in this document are based on certain assumptions and information available as at the date of this document, all of which are accordingly subject to change at any time with notice. This document may be translated into a language other than English. The English version of this Product Disclosure Sheet shall prevail in case of any inconsistencies with Bahasa Melayu version.

acceptance of the loan (subject to preparation of the legal documentation has commenced) and before the first loan disbursement. Such cancellation fee may be deducted automatically from your account with the Bank at the Bank's discretion with prior notice.

- **Insurance Premium:** If you agree to take up Mortgage Reducing Term Assurance (MRTA) and/or Credit Level Term Assurance (CLTA), quotations will be provided to you. This amount will be automatically deducted from your total entitlement.

3 Know Your Risks

What happen if you fail to pay your monthly instalments?

- Late payment penalty of 1% p.a. on the instalment amount in arrears will be charged, causing the total outstanding to increase.
- If you fail to pay three (3) monthly instalments consecutively, the loan rate may be increased by the Bank with twenty-one (21) calendar days' prior written notice to you.
- The Bank reserve the right to set off any credit balance in your account maintained with us against any outstanding balance in this loan account, with seven (7) calendar days' prior written notice to you.
- Legal action will be taken against you if you fail to respond to reminder notices. Your pledged security (property/Fixed Deposit) may be foreclosed / liquidated and you will have to bear all costs incurred in relation to the same. You are also responsible to settle any shortfall after your property has been foreclosed.
- Legal action against you may affect your credit rating leading to credit being more difficult.
- The Bank has a right to cancel the loan and to require you to fully settle the loan if you, your partner or your co-borrower dies (for sole-proprietors and partnerships).

The BLR may increase due to a rise in the Overnight Policy Rate (OPR) set by Bank Negara Malaysia (BNM). An increase in BLR means that you to pay a **higher monthly instalment**.

Rate	If BLR* = _____%* - 1.60% (spread) = _____%*%*	If BLR* goes up 1.00% = _____%*%*
Monthly Instalment	RM	RM
Total interest cost at the end of _____ () years	RM	RM
Total repayment amount at the end of _____ () years	RM	RM

Notes:

- The illustration above shows your monthly interest charges upon commencement of full disbursement. For properties under construction and/or loan account pending for full disbursement, you are expected to service the interest on a monthly basis on the outstanding loan amount.
- The interest will be calculated based on the prevailing effective lending rate, on a daily rest basis, and will be chargeable at month end.
- The Interest Rate on this loan may be variable (due to BLR) and will change accordingly as published by the bank from time to time.

4 Other Key Terms

a) What is the collateral / security to obtain this loan?

- Property is acceptable to the bank to obtain this loan.

b) Do I/we need guarantor (s)?

- Yes, the guarantor (s) must be the company's director/ management team

c) What if I fully settle the financing during lock-in period?

- Lock-in period: 3 years from the date of the first drawdown.
- Early settlement penalty: 3.00% on the loan amount approved.

d) Do I need any takaful coverage?

Mortgage Reducing Term Assurance (MRTA)

- You are encouraged to take up Mortgage Reducing Term Assurance (MRTA) as protection for the loan.

Notes:

Quotations will be provided by our sales staff for MRTA offered by the panel of insurers providers. You are free to use the service of non-panel insurers operators. However, to avoid any delay in insuring your life / property, the appointment of the Bank's panel insurers is highly encouraged.

Fire Insurance

- Fire Insurance is compulsory. Should a piece of property be insured under a Master insurance policy, the borrower is to extend a copy of the insurance cover note to RHB Bank every year.

If you have any questions or require assistance on your RHB BizPower Flexi, you can:



Call us at:
03-9206 8118



Visit us at:
<http://www.rhbgroup.com>



E-mail us at:
customer.service@rhbgrou.com



Scan the QR code above