

PRODUCT DISCLOSURE SHEET



Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your Business Premises Financing-i.

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

Date : _____

1. What is alrajhi bank Malaysia Business Premises Financing-i?

The alrajhi bank Malaysia Business Premises Financing-i (BPF-i) is a financing facility calculated on a floating rate basis with monthly rest, to facilitate the purchase of property (Completed Property and Property Under Construction).

- The applicable Shariah contract is Commodity Murabahah. This is an arrangement which consists of two separate sale and purchase contracts.
 - The first involves the sale of Shariah compliant Commodity by the Bank to the Customer at the Bank Sale Price on a deferred payment basis.
 - Subsequently, the Customer being the purchaser of the first sale may opt to take physical delivery of the Commodity purchased, or sell the same Commodity to a third party by through Al Rajhi Nominee (Tempatan) Sdn. Bhd(ARNT). The sale proceeds from the sale of Commodity will be utilized by the Customer to purchase the property. The property shall be charged to the Bank as a security for payment of the Bank Sale Price on a deferred basis.
- Contract of Wakalah bil Ujrah (Agent with fee) - An agent(ARNT) appointed and authorized by yourself will act on your behalf with regards to the above sale transactions.
- Bank Sale Price is determined based on the Ceiling Profit Rate(CPR) of 10%. The monthly instalment is calculated based on the Effective Profit Rate(EPR). For the avoidance of doubt, the EPR shall not exceed the CPR of 10% per annum.
- Rebate (ibra') will be granted by the Bank in accordance with BNM Guidelines and our internal Ibra' guideline.

2. Know Your Obligations

It is your responsibility to:

- Read and understand the key terms in the contract before you sign it.
- Pay your monthly instalment in a timely manner and in full throughout your chosen financing tenure. Speak to the Bank if you wish to settle your BPF-i earlier.
- Ensure you can afford to pay a higher instalment if the Overnight Policy Rate (OPR) rises.
- Contact us immediately if you are unable to pay your monthly instalment.

An illustration of the Business Premises Financing-i is as follows,

• Your financing amount	:	RM350,000
• Your monthly instalment	:	RM2,170
• Your financing tenure	:	25 Years
• Standardised base rate (SBR)*	:	2.75% p.a.
• Effective profit rate (EPR)	:	5.60% p.a.
In total you will pay RM651,000 at the end of 25 years		

*The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR.

In addition to the above, **you also have to pay the following fees and charges:**

• Stamp duty	:	0.5% of the total financing amount
• Legal fees	:	Legal fees (and applicable tax, if any)
• Disbursement fee	:	Include fees for registration of charge, land search and bankruptcy search
• Brokerage fee	:	0.0008% of the principal amount of financing / disbursement
• ARNT Fee (or Agency Fee)*	:	RM1.00 per transaction

• Valuation fees	:	Applicable to completed property only
• Mortgage Takaful (optional)	:	Subject to the financing amount, tenure and age
• Fire Takaful	:	Subject to the sum covered, type of property and any additional perils covered.
• Annual Financing Statement Fee (if applicable)*	:	RM5.00 per request (ad-hoc)
• EPF Withdrawal Confirmation Letter Fee*	:	RM 10.00 per request
• Redemption Statement Fee*	:	RM 10.00 per request

*Subject to Sales and Service Tax (SST).

3. Know Your Risks

What happens if you fail to pay your monthly instalments?

- You shall pay (in addition to the instalments then due and payable) compensation on the amount of actual losses and/or expenses incurred by the Bank as a direct result of late payment. The actual charges (ta'widh) is up to a maximum of 1% per annum on the amount in arrears or actual cost approved by the Shariah Board of the Bank, whichever is lower.
- We have the right to set off any credit balance in your account maintained with us against any outstanding balance in this Business Premises Financing-i account.
- Legal action will be taken against you for recovery of non-payment of your outstanding BPF-i amount. The Bank may proceed with bankruptcy, foreclosure or any appropriate legal action against you to recover the outstanding BPF-i amount. All legal costs related to the recovery action shall be borne by you.
- Legal action taken against you may affect your credit rating 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 arise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a higher monthly instalment.

Rate	Current Rate (5.60% p.a.)	Rate Increase by 1% (6.60% p.a.)	Rate Increase by 2% (7.60% p.a.)
Monthly Instalment	RM2,170	RM2,385	RM2,609
Total Profit Cost	RM301,000	RM365,500	RM432,700
Total Payment	RM651,000	RM715,500	RM782,700

4. Other Key Terms

- Lock in period : NIL
- If the facility is settled within first 5 years from the date of the first disbursement, the Bank shall have the right to claim actual entry costs (if any).
- The Mortgage Takaful is optional. However, you are strongly encouraged to take up Mortgage Takaful to achieve peace of mind.
- You are required to ensure that the property (i.e. the security) is adequately covered by Houseowner Takaful/ insurance.

If you have any questions or require assistance with your BPF-i, you can:



Call us at:
+603 2332 6000



Visit us at:
<https://www.alrajhibank.com.my/personal/financing/business-financing>



Email us at:
customersupport@alrajhibank.com.my

Customer's Acknowledgement*

I acknowledge the contents of the Product Disclose Sheet:

- ☐ I acknowledge that alrajhi bank Malaysia 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 over the product terms and conditions.

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Name:
Date: