

PRODUCT DISCLOSURE SHEET

PLEASE READ THIS PRODUCT DISCLOSURE SHEET BEFORE YOU DECIDE TO TAKE ON THIS PRODUCT. BE SURE TO ALSO READ THE GENERAL TERMS AND CONDITIONS.

PRODUCT NAME : **MAXIPLAN - PROPERTY FINANCING PACKAGE FOR BUSINESSES**
DATE : [The date issued to customer to be filled in by Sales Personnel]

1. WHAT IS THIS PRODUCT ABOUT?

MAXIPLAN IS A PROPERTY FINANCING PACKAGE OFFERED TO ELIGIBLE BUSINESS BANKING CUSTOMERS.

THE FINANCING PACKAGE SHALL BE FOR THE FOLLOWING PURPOSE:

- FINANCE PURCHASE OF COMMERCIAL OR INDUSTRIAL PROPERTY
- REFINANCE FROM ANOTHER BANK/ FINANCIAL INSTITUTION
- REMORTGAGE OF PROPERTY FREE FROM ENCUMBRANCES
- REDRAW ON EXISTING PROPERTY FINANCING (FOR EXISTING MAYBANK CUSTOMERS)
- WORKING CAPITAL FINANCING
- FINANCE RENOVATION/ CONSTRUCTION COST
- FINANCE PURCHASE OF VACANT LAND AND CONSTRUCTION OF COMMERCIAL/ INDUSTRIAL PROPERTY

MAXIPLAN OFFERS THREE (3) FINANCING OPTIONS:

- OPTION I - MARGIN OF FINANCING UP TO 85% (FOR OWN OCCUPATION WITHOUT TRADE FACILITIES)
- OPTION II - MARGIN OF FINANCING UP TO 70% (FOR INVESTMENT WITHOUT TRADE FACILITIES)
- OPTION III - MARGIN OF FINANCING UP TO 120% (FOR OWN OCCUPATION WITH TRADE FACILITIES)

THE FACILITY TYPES AVAILABLE ARE IN THE FORM OF TERM LOAN, OVERDRAFT AND TRADE FACILITIES.

2. WHAT DO I GET FROM THIS PRODUCT?

TOTAL FINANCING AMOUNT	<p>MAXIMUM LOAN SIZE UP TO RM 20.0 MILLION PER PROPERTY PER APPLICATION</p> <p>(AMOUNT OF FINANCING APPROVED IS AT THE DISCRETION OF THE BANK)</p>
MARGIN OF FINANCING	<ul style="list-style-type: none"> • OPTION I - UP TO 85% (OWN OCCUPATION WITHOUT TRADELINES) • OPTION II - UP TO 70% (INVESTMENT WITHOUT TRADELINES) • OPTION III - UP TO 120% (OWN OCCUPATION WITH TRADELINES)
FINANCING TENURE	<p>MAXIMUM OF 20 YEARS</p>
PRICING / INTEREST RATE	<ul style="list-style-type: none"> • TERM LOAN (TL) : BETWEEN BLR - 1.40% TO BLR - 1.90% PER ANNUM • OVERDRAFT (OD) : BETWEEN BLR + 0.50% TO BLR - 0.50% PER ANNUM • TRADELINES : TO BE DETERMINED BY MAYBANK ON CASE TO CASE BASIS <p>(BLR = BASE LENDING RATE)</p> <p>NOTE: THE ABOVE ARE PUBLISHED RATE. FOR REDUCED RATE, IS SUBJECT TO BANK'S DISCRETION AND ASSESSMENT BASED ON CUSTOMER'S ELIGIBILITY</p>
OTHER ADDITIONAL BENEFITS	<ol style="list-style-type: none"> 1) ETIQA INSURANCE PRODUCTS 2) COMMERCIAL CARD 3) CASH MANAGEMENT AND PAYROLL SERVICES

3. WHAT ARE MY OBLIGATIONS?

FOR TERM LOAN

- SERVICING THE MONTHLY INTEREST CHARGED PENDING FULL LOAN DISBURSEMENT
- SERVICING THE MONTHLY INSTALLMENT AMOUNT UPON FULL LOAN DISBURSEMENT
- TO PAY THE OUTSTANDING AMOUNT (PRINCIPAL SUM PLUS INTEREST CHARGED OR ANY OTHER MONIES) OWING TO THE BANK UPON CANCELLATION OR TERMINATION OR RECALL OF THE FACILITY.

LOAN REPAYMENT FOR THE FINANCING IS IN THE FORM OF MONTHLY REPAYMENT (CALCULATED BASED ON THE PREVAILING PRICING/ INTEREST RATE, FINANCING TENURE AND OUTSTANDING BALANCE). THE INSTALLMENT AMOUNT IS TO COMMENCE UPON FULL FINANCING DISBURSEMENT.

MONTHLY INSTALLMENT AMOUNT*	RM _____ (FINANCING AMOUNT INCLUSIVE OF INTEREST)
TOTAL REPAYMENT AMOUNT INCLUSIVE OF PRINCIPAL FINANCING AMOUNT*	RM _____

SAMPLE ILLUSTRATION

BASE LENDING RATE (BLR) : 6.65% (WITH EFFECT FROM 17 MAY 2019)

PRICING : BLR - 1.90% PER ANNUM

FACILITY AMOUNT : RM 1,000,000

FACILITY TENURE : 20 YEARS

RATE	TODAY (BLR=6.65%) 4.75% (6.65% -1.90%)	IF BLR GOES UP 1% 5.75% (6.65% +1.00% -1.90%)	IF BLR GOES UP 2% 6.75% (6.65% +2.00% -1.90%)
MONTHLY INSTALLMENT	RM6,462	RM7,021	RM7,604
TOTAL INTEREST COST AT THE END OF 20 YEARS	RM550,937	RM685,000	RM824,874
TOTAL REPAYMENT AMOUNT AT THE END OF 20 YEARS	RM1,550,937	RM1,685,000	RM1,824,874

**NOTE: THE INSTALLMENT AMOUNT AND THE TOTAL REPAYMENT AMOUNT MAY VARY ACCORDINGLY WITH THE CHANGES IN BLR*

FOR OVERDRAFT

- SERVICING THE MONTHLY INTEREST BASED ON THE UTILISED FACILITY AMOUNT
- TO PAY THE OUTSTANDING AMOUNT (PRINCIPAL SUM PLUS INTEREST CHARGED OR ANY OTHER MONIES) OWING TO THE BANK UPON CANCELLATION OR TERMINATION OR RECALL OF THE FACILITY.

LOAN REPAYMENT FOR THE FINANCING IS IN THE FORM OF MONTHLY INTEREST REPAYMENT (CALCULATED BASED ON THE PREVAILING PRICING/ INTEREST RATE, OUTSTANDING BALANCE AND NUMBER OF DAYS USAGE IN THE MONTH).

FOR TRADE FACILITIES

- SERVICING THE MONTHLY INTEREST/ COMMISSION BASED ON THE UTILISED FACILITY AMOUNT
- ADHERE TO TERMS AND CONDITIONS GOVERNING THE RELEVANT TRADE FACILITY GRANTED BY THE BANK AS DEFINED IN THE LETTER OF OFFER, GENERAL AND STANDARD TERMS AND CONDITIONS FOR TRADE FACILITIES.

4. WHAT ARE THE FEES AND CHARGES I HAVE TO PAY?

STAMP DUTIES	AS PER THE STAMP DUTY ACT 1949 (REVISED 1989)
COMMITMENT FEES	A COMMITMENT FEE AT THE RATE OF 1.00% PER ANNUM SHALL BE LEVIED ON THE UNDRAWN PORTION OF THE OVERDRAFT FACILITY.
CHARGES ON OVERDRAFT IN EXCESS OF APPROVED LIMIT	1.00% PER ANNUM ABOVE THE PRESCRIBED RATE ON THE AMOUNT OUTSTANDING
OTHER FEES AND CHARGES	ALL OTHER COSTS AND EXPENSES I.E. LEGAL FEES, VALUATION FEES AND DOCUMENTATION CHARGES INCURRED IN THE PREPARATION OF ALL DOCUMENTATION AND PERFECTION OF THE BANK'S SECURITY DOCUMENTS

5. WHAT IF I FAIL TO FULFILL MY OBLIGATIONS?

LATE PAYMENT PENALTY ON TERM LOAN	1.00% PER ANNUM ON THE AMOUNT IN ARREARS.
RIGHT TO SET-OFF	THE BANK HAS THE RIGHT TO SET-OFF ANY CREDIT BALANCE IN YOUR ACCOUNT(S) WITH THE BANK AGAINST ANY OUTSTANDING BALANCE OF THIS FINANCING FACILITY
DEFAULT RATE	IN THE EVENT OF DEFAULT (NON-PAYMENT) ON THREE (3) CONSECUTIVE PAYMENTS OF INTEREST PENDING THE COMMENCEMENT OF INSTALLMENT OR DURING THE REPAYMENT OF MONTHLY INSTALLMENT, *THE BANK SHALL BE ENTITLED TO CONVERT THE PRESCRIBED RATE TO BLR + 2.50% PER ANNUM, OR 1.00% PER ANNUM ABOVE THE PRESCRIBED RATE, WHICHEVER IS HIGHER TO BE CHARGED ON THE AMOUNT OUTSTANDING, OR SUCH OTHER RATE AS STIPULATED BY THE BANK FROM TIME TO TIME.

**NOTE: NOTIFICATION WILL BE GIVEN TO CUSTOMERS*

6. WHAT IF I FULLY SETTLE THE FINANCING BEFORE ITS MATURITY?

LOCK IN PERIOD (TERM LOAN)	3 YEARS WITH EFFECT FROM FULL DISBURSEMENT
EARLY SETTLEMENT FEE (TERM LOAN)	2.0% ON THE APPROVED FINANCING AMOUNT
LOCK IN PERIOD (OVERDRAFT)	5 YEARS WITH EFFECT FROM FULL DISBURSEMENT
EARLY SETTLEMENT FEE (OVERDRAFT)	3.0% ON THE APPROVED FINANCING AMOUNT

7. DO I NEED ANY INSURANCE / TAKAFUL COVERAGE?

THE FOLLOWING INSURANCE POLICIES ARE RECOMMENDED TO BE TAKEN-UP (BUT NOT LIMITED TO):

- A) FIRE INSURANCE
- B) MORTGAGE REDUCING TERM ASSURANCE (MRTA)
- C) KEYMAN INSURANCE I.E. PREMIER CASH REFUND (PCR) OR SMART SECURE (SS)

ALL INSURANCE POLICIES ABOVE SHALL BE OFFERED TO BUSINESS OWNERS FOR COVERAGE IN CASE OF DEATH OR TOTAL PERMANENT DISABILITY. HOWEVER YOU ARE FREE TO USE THE SERVICE OF OTHER INSURERS.

8. DO I NEED A GUARANTOR FOR THIS FACILITY?

YES, JOINT AND SEVERAL GUARANTEE IS REQUIRED FOR SDN BHD COMPANY WHILST INDIVIDUAL GUARANTEE IS REQUIRED FOR SOLE-PROPRIETORSHIP, PARTNERSHIP OR LIMITED LIABILITY PARTNERSHIP.

9. WHAT ARE THE MAJOR RISKS?

PLEASE BE ADVISED THAT THE EFFECTIVE RATE WILL CHANGE ACCORDING TO THE CHANGES IN THE REFERENCE RATE (BLR). AN INCREASE IN THE EFFECTIVE RATE MAY RESULT IN HIGHER MONTHLY REPAYMENT AMOUNT.
IF YOU HAVE PROBLEMS MEETING YOUR REPAYMENT OBLIGATIONS, CONTACT US EARLIER TO DISCUSS REPAYMENT ALTERNATIVES.

10. WHAT DO I NEED TO DO IF THERE ARE CHANGES TO MY CONTACT DETAILS?

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. TO UPDATE YOUR CONTACT DETAILS, YOU MAY INFORM US IN WRITING OR REACH US VIA ONE OF THE BANK'S CHANNELS, E.G: MAYBANK2U WEBSITE OR SERVICING BUSINESS CENTRE.

11. WHERE CAN I GET ASSISTANCE AND REDRESS?

I) IF YOU HAVE DIFFICULTIES IN MAKING REPAYMENTS, YOU SHOULD CONTACT US EARLIEST POSSIBLE TO DISCUSS REPAYMENT ALTERNATIVES. YOU MAY CONTACT US AT :

NAME OF BUSINESS CENTRE : _____
 ADDRESS : _____
 TEL/FAX : _____ E-MAIL : _____

II) ALTERNATIVELY, YOU MAY SEEK THE SERVICES OF AGENSI KAUNSELING DAN PENGURUSAN KREDIT (AKPK), AN AGENCY ESTABLISHED BY BANK NEGARA MALAYSIA TO PROVIDE FREE SERVICES ON MONEY MANAGEMENT, CREDIT COUNSELLING, FINANCIAL EDUCATION AND DEBT RESTRUCTURING FOR INDIVIDUALS. YOU MAY CONTACT AKPK AT:

TINGKAT 8, MAJU JUNCTION MALL
1001, JALAN SULTAN ISMAIL
50250 KUALA LUMPUR
TEL : 1-800-88-2575 EMAIL : ENQUIRY@AKPK.ORG.MY

III) IF YOUR QUERY OR COMPLAINT IS NOT SATISFACTORY RESOLVED BY US, YOU MAY CONTACT BANK NEGARA MALAYSIA LINK OR TELELINK AT :

BLOCK D, BANK NEGARA MALAYSIA
JALAN DATO' ONN
50480 KUALA LUMPUR
TEL : 1-300-88-5465
FAX : 03-21741515 EMAIL : BNMTELELINK@BNM.GOV.MY

12. WHERE CAN I GET FURTHER INFORMATION?

IF YOU HAVE FURTHER ENQUIRIES, PLEASE CONTACT US VIA:-

BUSINESS CENTRE :
ADDRESS :
TEL :
E-MAIL:

13. OTHER BUSINESS FINANCING AVAILABLE:

1. BIZPLUS PACLAGE
2. CLEP (CREDIT LIMIT ENHANCEMENT PROGRAM)
3. WCGS (WORKING CAPITAL GUARANTEE SCHEME)
4. CONTRACT FINANCING
5. BRIDGING FINANCE

DISCLAIMER

THE INFORMATION IN THIS PRODUCT DISCLOSURE SHEET ARE INDICATIVE AND ARE NOT BINDING ON THE BANK. THE FINAL TERMS AND CONDITIONS SHALL BE STIPULATED IN THE LETTER OF OFFER AND FACILITY AGREEMENT AFTER CREDIT ASSESSMENT AND FINAL APPROVAL BY THE BANK.

IMPORTANT NOTE:

THE BANK HAS THE RIGHT TO PROCEED WITH LEGAL ACTION AGAINST YOU IF YOU FAIL TO PAY YOUR MONTHLY INSTALLMENT REPAYMENTS ON THE BUSINESS LOAN.