

**PRODUCT DISCLOSURE SHEET**

Read this Product Disclosure Sheet before you decide to take up the Maybank Education Financing (Secured). Be sure to also read the general terms and conditions. Please seek clarification if you do not understand any part of this document or the general terms.

**MAYBANK EDUCATION FINANCING (SECURED)**

Date : \_\_\_\_\_

**1. What is this product about?**

Education Financing is financing facility that provides financial assistance to qualified student to finance (fully or partly) the tuition fees of their courses at universities based on programs and universities approved by the Bank. This facility applicable for Bachelor's Degree and above and it is secured with property or any other acceptable collaterals i.e. Fixed Deposit (FD) and Amanah Saham Bumiputra (ASB) units.

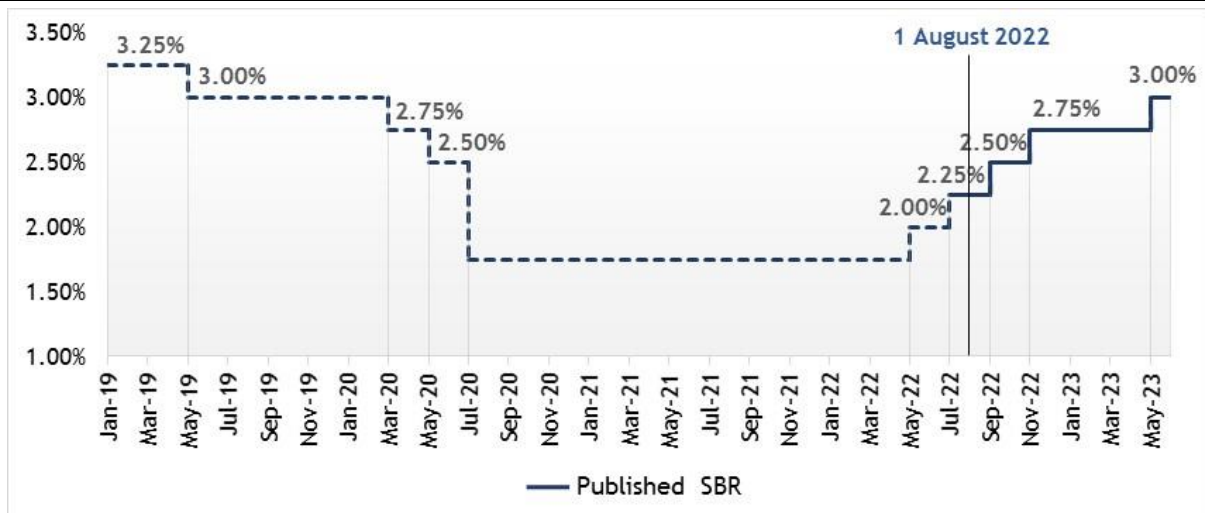
**2. What do I get from this product?**

No.	Item	Description												
i.	Facility Amount	Minimum: RM10,000 Maximum: Up to course fees OR Margin of Financing (MOF) of the security to be charged/pledge, whichever is lower												
ii.	Margin of Financing (MOF)	<table border="1"> <thead> <tr> <th>Collaterals</th> <th>MOA</th> <th>Remark</th> </tr> </thead> <tbody> <tr> <td>Property</td> <td>120%</td> <td>Additional 30% above the standard mortgage loan (ML) MOA or total loan/financing at 120% of OMV. The 30% is capped at RM400K</td> </tr> <tr> <td>FD</td> <td>150%</td> <td>Additional 50% above the collateral value is capped at RM200K</td> </tr> <tr> <td>ASB</td> <td>67%</td> <td>Up to 67% of certificate value</td> </tr> </tbody> </table>	Collaterals	MOA	Remark	Property	120%	Additional 30% above the standard mortgage loan (ML) MOA or total loan/financing at 120% of OMV. The 30% is capped at RM400K	FD	150%	Additional 50% above the collateral value is capped at RM200K	ASB	67%	Up to 67% of certificate value
Collaterals	MOA	Remark												
Property	120%	Additional 30% above the standard mortgage loan (ML) MOA or total loan/financing at 120% of OMV. The 30% is capped at RM400K												
FD	150%	Additional 50% above the collateral value is capped at RM200K												
ASB	67%	Up to 67% of certificate value												
iii.	Tenure	<table border="1"> <thead> <tr> <th>Collaterals</th> <th>Loan / Financing Tenure</th> </tr> </thead> <tbody> <tr> <td>Property</td> <td>Up to 35 years / age 70 (ML portion) &amp; Up to 20 / age 70 (additional unsecured portion)</td> </tr> <tr> <td>FD</td> <td>Up to 20 years / age 70 (FD &amp; additional portion)</td> </tr> <tr> <td>ASB</td> <td>Up to 30 years / age 70</td> </tr> </tbody> </table>	Collaterals	Loan / Financing Tenure	Property	Up to 35 years / age 70 (ML portion) & Up to 20 / age 70 (additional unsecured portion)	FD	Up to 20 years / age 70 (FD & additional portion)	ASB	Up to 30 years / age 70				
Collaterals	Loan / Financing Tenure													
Property	Up to 35 years / age 70 (ML portion) & Up to 20 / age 70 (additional unsecured portion)													
FD	Up to 20 years / age 70 (FD & additional portion)													
ASB	Up to 30 years / age 70													
iv.	Interest Rate	<table border="1"> <thead> <tr> <th>Property</th> <th>FD</th> <th>ASB</th> </tr> </thead> <tbody> <tr> <td> <b>Secured:</b>                      As low as SBR + 1.60%                      (Effective rate: 4.60%)   <b>Add. Unsecured Portion:</b>                      SBR + 3.75%                      (Effective rate: 6.75%)                 </td> <td>                     SBR + 2.00%                      (Effective rate: 5.00%)                 </td> <td>                     SBR + 1.85%                      (Effective rate: 4.85%)                 </td> </tr> </tbody> </table> <p>Current Standardised Base Rate (SBR) at 3.00% with effect from 8<sup>th</sup> May 2023</p>	Property	FD	ASB	<b>Secured:</b> As low as SBR + 1.60% (Effective rate: 4.60%)  <b>Add. Unsecured Portion:</b> SBR + 3.75% (Effective rate: 6.75%)	SBR + 2.00% (Effective rate: 5.00%)	SBR + 1.85% (Effective rate: 4.85%)						
Property	FD	ASB												
<b>Secured:</b> As low as SBR + 1.60% (Effective rate: 4.60%)  <b>Add. Unsecured Portion:</b> SBR + 3.75% (Effective rate: 6.75%)	SBR + 2.00% (Effective rate: 5.00%)	SBR + 1.85% (Effective rate: 4.85%)												
v.	Collateral	Type of collateral accepted: i. Property ii. Fixed Deposit iii. Amanah Saham Bumiputera (ASB) units												
vi.	Joint's Borrower Requirement	i. Up to maximum of 3 joint borrowers (excluding main applicant) which limited to immediate family members. ii. Age 21 years old and not exceeding 70 years at the end of the financing period.												

### 3. What is Standardised Base Rate (SBR)?

The SBR is a common reference rate for all commercial banks with effect from 1st August 2022 in the pricing of new retail loans pegged to base rates, refinancing of existing retail loans, and the renewal of revolving retail loans from 1<sup>st</sup> August 2022. The SBR is pegged to the Overnight Policy Rate (OPR) (ie SBR = OPR) and all existing Base Lending Rate (BLR) and Base Rate (BR) in turn are pegged to the SBR. In other words, SBR, BR and BLR will be adjusted in tandem with the changes in the OPR as determined by the Monetary Policy Committee (MPC) of Bank Negara Malaysia.

### 4. Historical Standardised Base Rate (SBR) for the past 3 years



Note: The dotted line shows the historical series of the OPR, which is the benchmark rate of the SBR

### 5. What are my obligations?

- i. You have to ensure that prompt payment is to be made by 1<sup>st</sup> day of every month.
- ii. Example 1: Assumption as below
  - Loan amount is RM100,000
  - Tenure is 20 years
  - Study period of 4 years and 6 months grace period

Items	Collateral pledge by Property/FD			Collaterals pledge by ASB Units		
	Today: SBR=3.00% Eff. Rate 5.00%	If SBR rate goes up 1%: Eff. Rate 6.00%	If SBR rate goes up 2%: Eff. Rate 7.00%	Today: SBR=3.00% Eff. Rate 4.85%	If SBR rate goes up 1%: Eff. Rate 5.85%	If SBR rate goes up 2%: Eff. Rate 6.85%
Monthly Instalment (After grace period)	RM774	RM828	RM883	RM766	RM819	RM875
Total interest cost at the end of 20 years	RM57,259	RM 69,792	RM 82,797	RM 55,415	RM 67,980	RM 80,768
Total repayment amount at the end of 20 years	RM157,259	RM169,792	RM182,797	RM155,415	RM167,980	RM180,768

**Important:** Your monthly installment and total repayment amount will vary if there are any changes in Standardised Base Rate (SBR). The above based on illustration purpose only.

## 6. What are the fees and charges that I have to pay?

Item	Documents	Charges
Stamp Duty as per Stamp Act 1949 (Revised 1989)	Letter of Offer	RM10.00
	Facility Agreement (3 copies)	RM30.00 (3 copies)
ASB Certificate Fee (if applicable)		RM100
Legal fee - to be paid direct to solicitor		To be advised by solicitor

## 7. What if I fail to fulfill my obligations?

<b>Late Payment Penalty Charge</b>	Late payment charge of 1% p.a. will be imposed on overdue amount from date of default (subject to grace period of 7 days) until the date of receipt of payment by the Bank.
<b>Default Rate</b>	In the event of default (non-payment) on three (3) monthly payments of interest pending the commencement of instalments or during the payments of monthly instalments, we shall be entitled to convert the Prescribed Rate to SBR + 6.15% p.a. above the Prescribe Rate, whichever is higher, to be charged on the amount outstanding, from time to time by giving notice. The rate of interest for the Facility will revert to the Prescribed Rate after you have settled in full all overdue payments under the Facility.
<b>Right to set-off</b>	We may with prior written notice of at least 7 days to you combine, set-off any credit balance in your account maintained with us against any outstanding balance in this account.
<b>Legal action</b>	<p>Legal action may be taken against you under the following circumstances:</p> <ul style="list-style-type: none"> <li>• Accumulation of monthly shortfall amounts (if any).</li> <li>• Failure to respond to reminder notices.</li> </ul> <p>Any legal action initiated against you may affect your credit rating leading to credit being more difficult or expensive to you in the future.</p> <p>Notification will be given to you beforehand for any impending legal action.</p>
<b>Specific Conditions</b>	<p>In the event that the Facility granted by the Bank is less than 100% of the total study fee as stipulated in the invoice(s) issued by the University/College, the Bank shall have received the following from you:-</p> <ul style="list-style-type: none"> <li>• a sum equivalent to the difference between the total study fee as stated in the invoice from University/College, and the principal amount of the facility (excluding the Takaful Contribution) (“the Differential Sum”), duly deposited into designated non-checking account; and</li> <li>• a standing instruction/irrevocable letter of instruction, whereby you irrevocably authorize the Bank to deduct from the designated account, payment of the Differential Sum, progressively from time to time, in such of payment of the costs of study, as stipulated by the University/College.</li> </ul>

## 8. What if I fully settle the loan during the lock-in period?

For early settlement, there is no exit penalty charge imposed.

## 9. Do I need any insurance coverage?

- Customer is encourage to take up insurance as for coverage in the event of death and permanent disability.
- The insurance premium on single premium shall depend on loan amount, age and gender.
- It is recommended for customer to take up insurance coverage from Bank’s Panel Insurance (Etiqa Family Berhad) or other insurance operators approved by the Bank.

### 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 correspondence details, please visit any Maybank branch convenient to you.

Notices, reminders, loan statements and correspondences in relation to this facility will be delivered in digital form through Maybank2u. For this purpose, you should maintain Maybank2u online services throughout the Tenure and to check Maybank2u inbox prudently.

### 11. Where can I get assistance and advice?

- i. If you have difficulty in paying the monthly instalment, you should contact us earliest possible to discuss payment alternatives. You may contact us at nearest Maybank Branch.
- 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 and debt restructuring for individuals. You can contact AKPK at:  
8th Floor, Maju Junction Mall  
1001, Jalan Sultan Ismail  
50250 Kuala Lumpur  
Tel: 03-2616 7766  
E-mail: enquiry@akpk.org.my
- iii. If you wish to complain on the products or services provided by us, you may contact us at:  
Malayan Banking Berhad  
Customer Feedback & Resolution Management  
28th Floor, Menara Maybank  
100, Jalan Tun Perak  
50050 Kuala Lumpur  
Malaysia  
Tel: 03-20748075  
Email: cfm@maybank.com
- iv. If your query or complaint is not satisfactorily 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: 03-2174 1515  
Email: bnmtelelink@bnm.gov.my

### 12. Where can I get further information?

You may visit the nearest Maybank branch or contact our Customer Service Centre at 1300-88-6688 or refer to our website for information at [www.maybank2u.com.my](http://www.maybank2u.com.my).

### 13. Other Education Financing packages available?

Maybank Education Loan (Clean)

**IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MAYBANK LOAN ACCOUNT**

The information provided in this disclosure sheet is valid effective May 2023

**Customer Declaration:** I hereby declare that I have read and understood the content of this Product Disclosure Sheet.

**Main Applicant:**                      **Joint Borrower 1:**                      **Joint Borrower 2:**                      **Joint Borrower 3:**

Signature:                      Signature:                      Signature:                      Signature:

Name:                      Name:                      Name:                      Name:

IC No.:                      IC No.:                      IC No.:                      IC No.: