

## PRODUCT DISCLOSURE SHEET

(Please read this Product Disclosure Sheet before you decide to take out the Maybank Mortgage Product.)

<b>PRODUCT:</b> <b>MaxiHome Flexi</b>	<b>Date:</b> <b>January 27, 2025</b>
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### 1. What is this product about?

- The product is a mortgage loan/credit facility secured against residential or commercial properties. Nonetheless, additional security such as fixed deposits, guarantors etc may be requested depending on the credit assessment.
- The facility may be for the following purposes:-
  - Financing purchase of residential or commercial properties in Malaysia;
  - Refinancing of an existing mortgage loan from another financial institution (eg redemption sum/balance outstanding plus top up facility) in Malaysia;
  - Remortgage of a property free from encumbrances/debt in Malaysia;
  - Redraw or top up facility for existing Maybank mortgage loan customers seeking additional facility for working capital, investment, education, renovation, etc;
- The Flexiloan is a mortgage facility that gives additional payment flexibility to borrowers. It is a combination of savings, current & loan facilities under one account. With the Flexiloan, the borrower may pay more into the loan account anytime to save on interest and withdraw the excess payments anytime without incurring additional fees and charges.
- Typically, the maximum financing/facility amount is slightly less than the value of the property pledged and in the case of financing new purchases, the difference between the loan amount and the purchase price (or the open market value, whichever is lower) is to be paid by the customer first before the loan amount is released eg:-

Property/Purchase Price	: RM200,000
Total Loan Amount	: RM180,000 (90% of property/purchase price)
Customer's Portion	: RM20,000 (10% of property/purchase price)

Additional facility is available for capitalization of related expenses eg Mortgage Reducing Term Assurance (MRTA) premium, legal and stamp duty pertaining to the loan documentation, etc, subject to credit assessment and terms and conditions.

- The interest rate charged may be a single or multiple interest rates. It is based on the **Standardized Base Rate (SBR)** plus an interest spread eg **SBR+1.75%** and the effective rate will vary in accordance to the periodical changes in the **SBR**.
- The facility is available in conventional version only.
- Repayment of facility can be broken down into 2 components ie the principal loan sum and the monthly interest charges. Repayment of the principal loan sum is governed by the Drawing Limit. At any one time, the total outstanding balance must be within the Drawing Limit. Flexi Loan features the followig 3 drawing limit reduction programmes:-
  - Full Reduction Programme** where the Drawing Limit is gradually reduced on monthly basis to zero over the life of the facility.
  - Partial Reduction Programme** where the Drawing Limit is gradually reduced on monthly basis to 75% of the property value over 5 years.
  - No Reduction Programme** where the Drawing Limit is remains unchanged over the life of the facility.

#### Example of Reduction Programme

Period	0th Year	1. Full Reduction Programme		2. Partial Reduction Programme		3. No Reduction Programme	
		End of 5th Year	End of Tenure	End of 5th Year	End of Tenure	End of 5th Year	End of Tenure
Approved Limit	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Drawing Limit (DL)	500,000	375,020	0	416,667	416,667	500,000	500,000
Margin of Advance	90%	68%	0%	75%	75%	90%	90%
Monthly DL Reduction		2,083		2,315		0	

Assuming Tenure 20 years

- The Drawing Limit reduction programme where applicable will commence upon full loan disbursement. For residential properties under construction, the facility may be considered fully released and the Drawing Limit reduction programme to commence once the progressive claim reaches 97.5% of the Sales and Purchase Agreement (SPA) price.
- Pending full loan disbursement and/or commencement of the Drawing Limit reduction programme (where applicable), the interest charged on month end must be serviced. The following is an illustration of how the interest is charged:-

Drawing Limit	: RM500,000
Amount Outstanding	: RM100,000
Interest Rate	: <b>SBR+1.5%</b> (3.00%+1.5% =4.50%).
Monthly Progressive Interest	: $RM100,000 \times 4.50\% \times 31/365 \text{ days} = RM382.19$
Assumption	: a) <b>SBR = 3.00%</b> , b) <b>number of days in months (31/ 30/ 29/ 28)</b>

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

A. Loan Principal Amount		800,000	F. Loan Tenure (years)		25
B. Capitalised Related Expenses			G. Interest Rate*		1st RM150k @ SBR+1.90%; Amount in Excess of RM200k @ SBR+1.80%
• MRTA Premium		0	* Indicative rate, subject to customer's credit rating and credit assessment		
• Will Writing Fee		0			
• Others		0			
C. Total Loan Amount (A + B)		800,000	H. Current Standardised Base Rate		3.00%
D. Property Value		1,500,000	I. Effective Interest Rate		4.82%
E. Margin of Advance (C ÷ D)		53%			

### 3. What are my obligations?

- A. Pay down the balance outstanding in accordance to the reduction in Drawing Limit (where applicable).
- B. Service the monthly interest charged.
- C. Servicing of monthly installment beyond retirement age under extended tenure financing.

#### IMPORTANT NOTE:

THE BANK HAS THE RIGHT TO PROCEED WITH LEGAL ACTION AND FORECLOSURE OF YOUR PROPERTY FINANCED BY THE BANK SHOULD YOU FAIL TO CONDUCT YOUR ACCOUNT SATISFACTORILY.

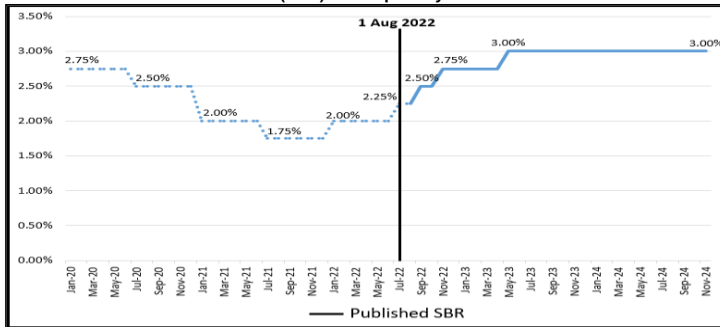
Interest/Profit Rate	Current Rate	Current Rate + 1%	Current Rate + 2%
<b>Monthly Reduction in Drawing Limit</b>	3,333	3,333	3,333
<b>Monthly Interest Servicing Amount*</b>	3,213	3,879	4,546
<b>Total Monthly Payment</b>	6,546	7,213	7,879
<b>Effective Interest Rate</b>	4.82%	5.82%	6.82%

\* Assuming full limit utilization. The monthly interest charged will be reduced accordingly with reduction in outstanding balance.

### 4. 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 1st 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.

### 5. 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

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

• <b>Stamp Duties</b>	As per the Stamp Duty Act 1949 (Revised 1989) – RM5 for every RM1,000 <div> <div>Documents</div> <div>Amount</div> </div> <ul style="list-style-type: none"> <li>• Letter of Offer : RM10</li> <li>• Principal Document : RM5 for every RM1,000</li> <li>• Security Document : RM10</li> <li>• Standing Instruction : RM10</li> </ul>
• <b>Legal &amp; Disbursement Fees</b>	Include solicitor fees for loan documentation, registration of charge, land search, bankruptcy search.
• <b>Letter for EPF Withdrawal</b>	RM10 per request
• <b>Monthly Maintenance Fee</b>	RM5
• <b>Commitment Fee</b>	Commitment Fee of 1% p.a is to be levied on unutilized portion of overdraft facilities granted to individual when the overdraft limit is in excess of RM250,000, and companies irrespective of overdraft limit. The said fee will not be charged only if customer decides to close account/facility and write in to the respective branch for closure of account/facility.
• <b>Redemption Letter</b>	RM50 for first request and RM100 for each subsequent request.

*Note: The Bank will notify from times to times, notice will be given before new term and condition take effect (if any changes). The fees and charges are subject to prevailing goods and services tax where applicable.*

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

• <b>Late Payment Penalty</b>	1% p.a on the amount in excess
• <b>Default Rate</b>	In the event of default (non-payment) on three (3) consecutive payments of interest pending the commencement of instalment or payment of monthly instalment, the Bank shall be entitled to convert the prescribed rate to SBR+6.15% per annum calculated in daily balance basis, or such other rate that we may have prescribed from time to time with not less than twenty one (21) calendar days' prior notice to you.  You must reduce your payment arrears to less than three (3) months in order for the Prescribed Interest Rate to be reinstated.
• <b>Right to Set-Off</b>	The Bank has the right to set-off any credit balance in your deposit account(s) maintained with the Bank against any outstanding balance with 7 calendar days prior notice to you.
• <b>Right to Commence Recovery or Legal Action</b>	Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all costs. The Bank has a right to commence recovery activities (including engaging third party debt collection agencies), foreclosure and bankruptcy proceedings.  <i>Note: Legal action against you may affect your credit rating hence leading to credit being more difficult or expensive.</i>
• <b>Right to Reject/Recall the Facility</b>	The Banks retains an absolute right to reject or recall the facility granted to you in the event there is any indication of a change in your creditworthiness and your ability to service this loan on the agreed terms and conditions.

### 8. What if my loan tenure exceeds retirement age?

If you have opted for the extended loan repayment, you will have financial commitments to manage beyond your retirement age. To make the commitment more manageable, you may want to expedite your loan repayment while employed. You may opt to pay more than the payment amount due, or partially settle the loan via either EPF withdrawal at age 50 or via yearly bonus while maintain your current installment amount. Alternatively, you may want to utilize EPF funds to fully settle the housing loan upon retirement and thus freeing up cash flow for living expenses.

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### 9 Do I need any insurance/takaful coverage?

#### A. Houseowner's policy: Dwelling

- a) All properties charged/assigned to the Bank as security shall be adequately covered by insurance policy against all risk including but not limited against loss or damage through fire, earthquake, lightning, riot, strike or, malicious damage for their full value or replacement cost whichever is higher or as the Bank may require. For completed properties, you may opt for a basic cover under the Fire Insurance policy or more comprehensive cover under the Houseowner's policy at the point of application of your loan.
- b) Pursuant to the policy opted by you in (a) above, the Bank will take up and maintain a Houseowner's/Basic Fire policy (whichever applicable) on your behalf from Etiqa or from the Bank's panel of insurance companies or such other companies of your choice approved by the Bank with the Bank's interest as chargee and loss payee endorsed thereon.
  - i. A standard Fire Insurance policy that will be taken up include but not limited to the following perils:-
    - Fire, Lightning, Thunderbolt and Subterranean Fire
    - Lightning
    - Explosion,
    - Impact Damage
    - and such other perils as the Bank may require.
  - ii. A standard Houseowner's policy, including but not limited to the following perils will be taken up:-
    - Fire, Lightning, Thunderbolt and Subterranean Fire
    - Riot and Strike, Malicious Damage
    - Explosion,
    - Aircraft Damage
    - Impact Damage
    - Bursting or Overflowing of Domestic Water Tanks, Apparatus or Pipes
    - Theft by forcible entry or exit
    - Hurricane, Cyclone, Typhoon & Windstorm
    - Earthquake & Volcanic Eruption
    - Flood
    - and such other perils as the Bank may require.
  - iii. The sum insured is at its full insurable value.
  - iv. For Building in the Course of Construction (BICC), the Bank will take up a fire policy (refer to item B as stated below).
- c) All policies will be taken up at your own costs and expenses and the Bank reserves the right to pay the premium for any policy on your behalf to the debit of your account.
- d) Fire insurance is to be taken on your company's fixed and floating assets where the Bank has taken a debenture on your company's assets (where applicable).
- e) Any subsequent request to change your Insurance cover from Fire Insurance policy to Houseowner's policy or vice versa after the Letter of Offer has been accepted is to be made officially in writing by you to Maybank.

#### B. Fire policy: Non-Dwelling / Building in the Course of Construction (BICC)

- a) The Bank requires Non-Dwelling property and/or Building in the Course of Construction (BICC) to be protected by a Fire Insurance policy.
- b) The Bank will take up and maintain a Fire Insurance policy on your behalf from Etiqa or from the Bank's panel of insurance companies or such other companies of your choice approved by the Bank with the Bank's interest as chargee and loss payee endorsed thereon.
  - i. A Fire Insurance policy, including but not limited to the following perils will be taken up:-
    - Fire
    - Lightning
    - Explosion
    - Impact Damage (not applicable for BICC)
    - and such other perils as the Bank may require.
  - ii. The sum insured is at its full insurable value.
- c) All policies will be taken up at your own costs and expenses and the Bank reserves the right to pay the premium for any policy on your behalf to the debit of your account.
- d) A Fire Insurance policy is generally required for all Non-Dwelling property and/or Building in the Course of Construction. The Bank may consider any request for a waiver of the Fire Insurance policy made by you on a case to case basis provided that you are able to submit a copy of the insurance policy from the developer (Contractor's All Risk (CAR) policy) with the following provisions:-
  - i. Maybank's name is included as one of the joint insured; and
  - ii. Insured amount is equivalent to the contract value of the project.

#### C. Premium Difference between Fire Insurance/Takaful against House Owner Policy/Home Building Takaful (HBT)

Build up (sq ft)	Rebuilding Cost (Build Up*Rebuilding Cost)	Fire Insurance/Takaful (Premium Amount)	House Owner Policy/HBT (Premium Amount)
1,000	80,000	60	87.2
1,200	96,000	60	104.6
1,500	120,000	60	130.8
2,000	160,000	60	174.4

##### Assumption

- 1) Property Type Single Storey Home in KL, Majority falls under 1,000, 1,200 & 1,500 sq ft
- 2) Rebuilding cost = RM80/sq ft
- 3) The rebuilding cost varies by property type and location.
- 4) The premium varies by property type, rebuilding cost, size & location of the property, and a minimum premium of RM60.

**PRODUCT DISCLOSURE SHEET****D. Houseowner & Fire policy periodic review**

The Bank will from time to time review the adequacy of the insurance coverage in ensuring that the property is sufficiently insured. The excess premium, if any, shall be advised accordingly in the yearly renewal notice.

**E. Mortgage Reducing Term Assurance (MRTA) / Credit Level Term Assurance (CLTA) (if applicable)**

- a) At the Bank's request, you may also be required to take up and maintain a Mortgage Reducing Term Assurance (MRTA) / Credit Level Term Assurance (CLTA) Policy with Etiqa or with the Bank's panel of insurance companies or other insurance companies of your choice approved by the Bank on such terms and conditions as the Bank may stipulate.
- b) The Mortgage Reducing Term Assurance(MRTA) / Credit Level Term Assurance(CLTA) will take effect from the date the facility (s) is first disbursed, provided always that the application for the insurance coverage has been approved and that the full premium has been received by Etiqa or the Bank's panel of insurance companies during your lifetime and that prior to or as at the date of commencement of the cover, there have been no alterations to your health.
- c) All policies will be taken up at your own costs and expenses and the Bank reserves the right to pay the premium for any policy on your behalf to the debit of your account.
- d) *Partial Waiver of Mortgage Reducing Term Assurance (MRTA) / Credit Level Term Assurance(CLTA)*  
*In the event that you have requested the Bank for a partial waiver of MRTA / CLTA coverage or in the event that due to the inability on your part to satisfy the requirements imposed by Etiqa / the Bank's panel of insurance company, resulting in MRTA / CLTA coverage in respect of the mortgage loan offered by the Bank to you is not for the full loan amount and/or not for the full tenure of the loan, you confirm that you fully understand the consequential effects that the lesser and/or shorter period of MRTA / CLTA coverage have and agree not to hold the Bank responsible therefore.*
- e) *Waiver of Mortgage Reducing Term Assurance (MRTA) / Credit Level Term Assurance(CLTA)*  
*In the event that you have requested the Bank for a waiver MRTA / CLTA coverage in respect of the mortgage loan offered by the Bank to you, you confirm that you fully understand the consequential effects that such waiver and absence of the MRTA / CLTA have and agree not to hold the Bank responsible therefore.*
- f) In the event that due to the inability on your part to satisfy the requirements imposed by Etiqa / the Bank's panel of insurance company for MRTA/CLTA coverage resulting in lesser or no MRTA/CLTA coverage in respect of the mortgage loan offered by the Bank to you, you confirm that you fully understand the consequential effects that the lesser or absence of the MRTA/CLTA have and agree not to hold the Bank responsible therefore.
- g) In the event of premature termination of MRTA/CLTA policy before settlement of loan, the bank shall be entitled to vary the terms of loan/financing including but not limited to increasing the interest rate prescribed.
- h) **Upfront MRTA**  
Upfront MRTA caters for finance purchase of properties under construction where typically loan/financing drawdown may be immediate or months/years later, where currently, subscription to the MRTA policy only takes effect upon first loan drawdown. With upfront MRTA, the policy takes effect upon perfection of the loan/financing documentation. The customer is therefore insured earlier instead of only upon 1st loan drawdown. This also ensures that the MRTA offer does not lapse pending first loan drawdown. Once customer opts for this, they are obligated to commence the servicing of interest/profit upon the loan/financing disbursement of the Upfront MRTA/T .

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**10 Do I need any guarantor?**

On case to case depending on repayment capability and other credit consideration.

**11 Can I engage my own lawyer who is not listed in the Bank's panel lawyer directory?**

Not recommended as the lawyer may not be well versed with the Bank's documentation requirement and hence may result in delays.

**12 Will my information be disclosed to third party?**

Please refer para 5 (Other Details) and para 8 (Declaration) of the loan application.

**13 What are the major risks?**

Please be advised that the effective rate will change according to changes to the reference rate (eg Standardised Base Rate). An increase in the effective rate may result in higher monthly repayments. If you have problems meeting your loan obligations, contact us early to discuss repayment alternatives. **However, any reduction of the installment amount resulting in delay in loan settlement shall be treated as loan rescheduling and reflected in your CCRIS record accordingly.**

**14 What do I need to do if there are changes to my contact details?**

It is important that you inform us of 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 channels, eg: M2U or Home branch.

**15 Where can I get assistance and redress?**

- If you have difficulties in making repayments, you should contact us earliest possible to discuss repayment alternatives. You may contact us at:

**Maybank Berhad**

KL Main Branch  
Menara Maybank, 100 Jalan Tun Perak, 50050 KL  
03-2070 8833  
xyz@maybank.com.my

- 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 counseling and debt restructuring for individuals. You can contact AKPK at:

Level 5 and 6  
Menara Aras Raya  
Jalan Raja Laut  
50350 Kuala Lumpur  
Tel: 03-26167766 Email: [enquiry@akpk.org.my](mailto:enquiry@akpk.org.my)

For more info: [bnm.gov.my/MyKNP](http://bnm.gov.my/MyKNP)

- If you wish to complaint on the products or services provided by us, you may contact us at:

**Maybank Berhad**

Customer Feedback & Resolution Management  
Level 28, Menara Maybank  
100 Jalan Tun Perak  
50050 Kuala Lumpur  
Hunting Line: 03-20748075  
Email: [cfr@maybank.com.my](mailto:cfr@maybank.com.my)

- 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: 03-21741515  
Email: [bnmtelelink@bnm.gov.my](mailto:bnmtelelink@bnm.gov.my)

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### 16 Where can I get further information?

Should you require additional information about taking a housing loan, please refer to the bankinginfo booklet on 'Housing Loans', available at all our branches and the [www.bankinginfo.com.my](http://www.bankinginfo.com.my) website. Further information on other home financing products, you may visit Maybank website at [www.maybank2u.com.my](http://www.maybank2u.com.my).

### 17 Other housing loan packages available

1. Islamic Home Financing
2. MaxiHome (Term Loan)
3. MaxiPlan (Term Loan)
4. MRTA, Will Writing Services and etc.

### 18 Other Information

1. Paying mortgage after retirement? Agensi Kaunseling & Pengurusan Kredit (AKPK) established by Bank Negara Malaysia can provide you with free counselling services on credit and money management.
2. The information provided in this disclosure sheet is valid 2 weeks from the date as stated above.
3. The half year or yearly statement shall only be made available through Maybank2u. Be sure to register for Maybank 2u.
4. **Upon submission of the full set of documents for your property financing application with Maybank, we will process the application immediately and notify you of our decision within 3 working days.**

### 19 Disclaimer

The terms & conditions indicated in the Product Disclosure Sheet are tentative/indicative. The final terms and conditions will be read jointly and superseded as stipulated in the letter of offer and facility Agreement after credit assessment and loan approval.