

PRODUCT DISCLOSURE SHEET

(Read this Product Disclosure Sheet before you decide to take out the HSBC Mortgage. Be sure to also read the terms in the letter of offer. Seek clarification from your institution if you do not understand any part of this document or the general terms)

HSBC Bank Malaysia Berhad

Product Name : HomeSmart
Date : 08/05/2025

1. What is this product about?

This housing loan is calculated on a variable rate basis and you are pledging the house as a security for this loan.

2. What do I get from this product?

- Total amount financed : RM 0.00 (0% of house price)
- Tenure : 0 years
- Standardised Base Rate (SBR) : 3% per annum
- Effective Lending Rate (ELR)
 - Year 1-3 : SBR + 0% (ELR = 3%)
 - Year 4-5 : SBR + 0% (ELR = 3%)
 - Thereafter : SBR + 0% (ELR = 3%)

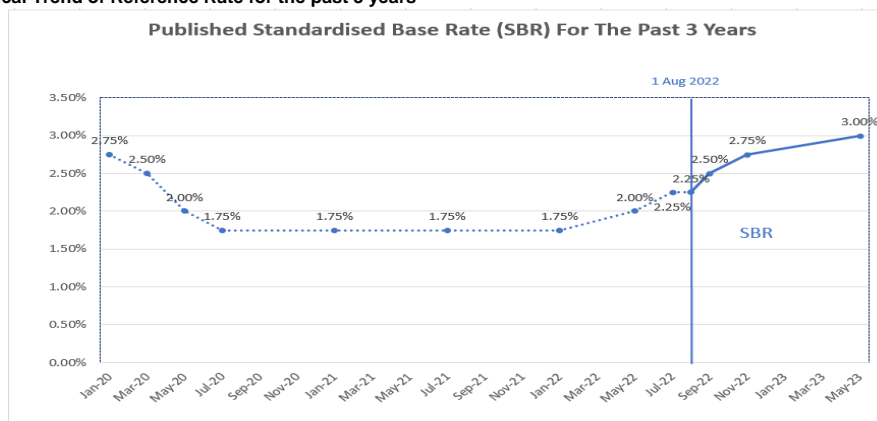
3. What is the Standardised Base Rate (SBR)?

The SBR we offer on this product is based on the benchmark rate specified by Bank Negara Malaysia. The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of Bank Negara Malaysia

4. What are possible scenarios that may trigger a change in the SBR?

The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR).

5. Historical Trend of Reference Rate for the past 3 years



6. What are my obligations?

- Your Monthly Instalment :
 - Year 1-3: RM 0.00
 - Year 4-5: RM 0.00
 - Thereafter: RM 0.00
- Total repayment amount at the end of 0 years is RM 0.00

	Tenure	Today (SBR = 3%)	If SBR goes up 1%	If SBR goes up 2%
Monthly Instalment	Year 1 - 3	-	-	-
	Year 4 - 5	-	-	-
	Thereafter	-	-	-
Total interest cost that would have been paid at the end of tenure		-	-	-
Total repayment amount paid at the end of tenure		-	-	-

Important:

- Your monthly instalment and total repayment amount will vary if the SBR changes.
- Pending commencement of the Monthly Instalment as provided in the table above, you are required to pay to the Bank interest payable calculated on the utilised portion of the Facility starting from one month from the first disbursement of the Facility or starting on such date as advised by the Bank in writing.
- You can choose to pay more than the actual Monthly Instalment, and if you need to, the excess amount can be subsequently withdrawn subject to the available Facility Limit. While the excess amount is in the Facility account, it will benefit you by reducing the interest amount for that period.
- If the payment period extends beyond your retirement age, it is important for you to have a plan for your payment obligations during retirement.

7. What other fees and charges do I have to pay?

a) Stamp Duties

As per the Stamp Duty Act 1949 (Amended 1989).

b) Legal Fees and Disbursement Fees

- Legal fees (and applicable tax, if any).
- Disbursement Including fees for registration of charge and other related charges.

c) Processing Fees

- Nil -

d) Monthly Service Fee

Monthly fee of RM10 (and applicable tax, if any) per month throughout the tenure of the loan.

e) Commitment Fee

Commitment Fee will be charged at RM40 per month if the average utilization rate (average outstanding balance divided by current month Facility Limit) for the month is less than 50%. The Commitment Fee will only be applied (if applicable) upon full disbursement of the Facility or upon first repayment of monthly instalment, whichever is earlier. When applicable, it only applies for the period of 5 years from the date of full disbursement or first monthly instalment date, as the case may be.

8. What if I fail to fulfil my obligations?

- Overdue interest rate of 1% p.a. on the instalment amount in arrears, causing the total outstanding to increase.
- If you fail to pay your monthly instalment after 30 days from payment due date, we may increase the facility interest rate.
- We may set-off any credit balance in account maintained with us or HSBC Amanah Malaysia Berhad against any outstanding balance in this loan account.
- 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. You are also responsible to settle any shortfall after your property is sold.
- Legal action against you may affect your credit rating leading to the credit being more difficult or expensive to you.

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

Lock-in Period: xxx months from the date of first disbursement of the Facility

Early termination fee : $1.75\% \times \text{Facility Amount} \times \text{Number of remaining months within the lock-in period}$
Total lock-in period in months

10. Do I need any insurance / takaful coverage?

You are to adequately insure the aforementioned property against fire, lightning, earthquake, flood, riot and strike, malicious damage, explosion and other relevant risks for the replacement cost, for so long as the facilities shall exist from a licensed and reputable insurance company with interest vested in this Bank as Chargee/Assignee.

11. 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.

12. 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:

HSBC Bank Malaysia Berhad

Address : HSBC Bank Malaysia Berhad,
Level 28 Menara IQ Lingkaran TRX 55188 Tun Razak Exchange Kuala Lumpur Malaysia

Telephone : 03 2075 6235

E-mail : complaints@hsbc.com.my

- Agensi Kaunseling dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. For enquiry, please call 03-2616 7766. You can contact AKPK at:

Level 5 and 6 Menara Bumiputra Commerce

Jalan Raja Laut

50350 Kuala Lumpur

Tel : 03-2616 7766

E-mail : enquiry@akpk.org.my

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

HSBC Bank Malaysia Berhad

Address : Customer Experience Team
HSBC Bank Malaysia Berhad,
Level 30 Menara IQ Lingkaran TRX 55188 Tun Razak Exchange Kuala Lumpur Malaysia

Telephone : 03 2075 6235

E-mail : complaints@hsbc.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

E-mail : bnmtelink@bnm.gov.my

13. 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 www.bankinginfo.com.my website.

14. Other housing loan / home financing packages available:

- HomeSmart-i, home financing product offered by HSBC Amanah Malaysia Berhad
- HomeMaker Loan
- Ideal Home Plan

IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP REPAYMENTS/PAYMENTS ON YOUR HOUSING LOAN.

The information provided in this disclosure sheet is valid as at 08/05/2025