

PRODUCT DISCLOSURE SHEET (PDS)

Read this Product Disclosure Sheet before you decide to take up **Muamalat Home Financing (Istisna')-i**. The PDS is to be read together with the general terms and conditions.

BANK MUAMALAT MALAYSIA BERHAD

MUAMALAT HOUSE FINANCING (ISTISNA')-i

DATE:

1. What is this product about?

Facility for financing house under construction where the land is owned by the Customer.

2. What is the Shariah concept applicable?

Istisna' refers to an arrangement to sell to a customer a non-existence asset that is to be manufactured or built according to the agreed specifications and delivered on a specified delivery date at predetermined selling price (in the form of cash or deferred payment).

3. What do I get from this product?

- Amount Financed : RM_____
- Margin of Financing : _____%
- Financing Tenure : _____
- Profit Rate :
 - i. Capping Profit Rate = 10.50%
 - ii. Effective Profit Rate = BFR +/- _____
- Sale Price : RM_____

4. What are my obligations?

- Mode of Payment : _____
- Total Financing Amount that you are required to pay including profit margin : RM_____

Note:

If applicable, rebate may be provided to the customer if there is a difference between the Capping Profit Rate and the Effective Profit Rate.

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

- Stamp duties: As per the Stamp Duty Act 1949 (Revised 1989).
- Disbursement fees for registration of charge, land search and bankruptcy search.
- Processing fee of RM _____.

6. What if I fail to fulfil my obligations?

- Compensation (Ta'widh):

During financing period	The compensation rate that shall be applied is 1% p.a. on the overdue amount.
Upon expiry of financing period	The compensation rate that shall be applied is the Bank's current Islamic Interbank Money Market (IIMM) Rate on the principal balance.

- Right to set-off: We have the right to set off any credit balance in your account maintained with us against any outstanding balance in the financing amount.

7. What if I fully settle the financing before its maturity?

- Lock in Period (LIP): 5 years from the date of first disbursement.
- Early Settlement charges during Lock-In-Period = (BFR +/- Spread) X Original Principal Amount.

8. Do I need any insurance/takaful coverage?

Yes. It is compulsory.

You have the option to obtain the Takaful coverage from BMMB which could be financed as part of your margin of financing.

- Mortgage Reducing Term Takaful (MRTT)*
- Long Term Houseowner Takaful (LTHT)* or
- Fire Takaful / Houseowner Takaful.

***Note :** List of coverage that could be financed by BMMB together with the financing amount.

9. What are the major risks?

- Profit Rate may change according to Base Financing Rate (BFR) changes; but capped at ceiling rate of 10.50%.
- If you have problems to fulfil your financing obligations, please contact us for payment 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 changes in your contact information to ensure that all correspondences reach you in a timely manner.

11. Where can I get further information?

Should you require additional information of this product, please refer to our product brochure, available at all our branches and our website address of www.muamalat.com.my.

If you have any enquiries, please contact us at :

12. Other financing packages available:

Home Financing (BBA)-i.

IMPORTANT NOTES:

YOUR HOUSE MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR HOUSE FINANCING