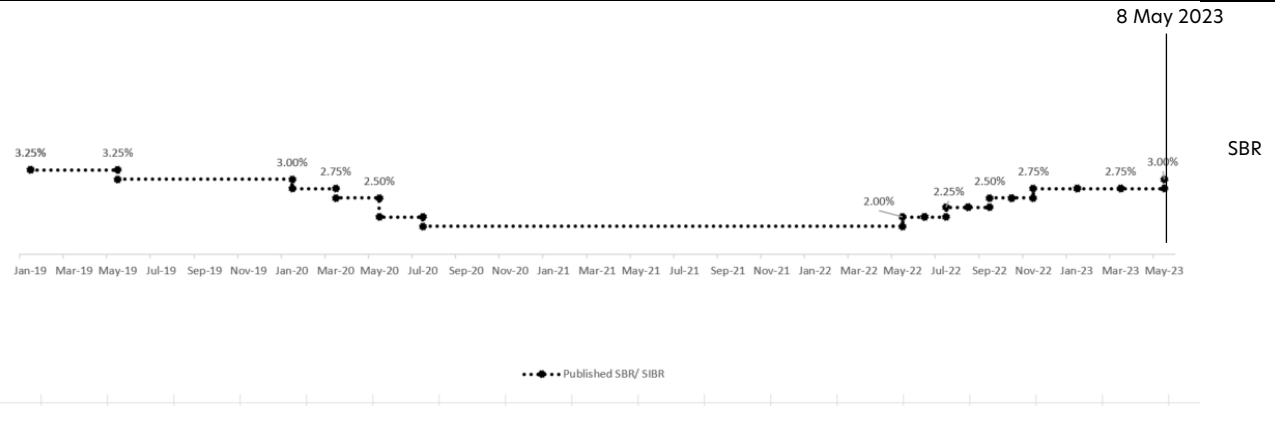


Product Disclosure Sheet - Overdraft (OD)

Product Disclosure Sheet (Read this Product Disclosure Sheet before you decide to take out the Overdraft. Be sure to also read the terms in the letter of offer. Seek clarification from us if you do not understand any part of this document or the general terms)	United Overseas Bank (Malaysia) Bhd (199301017069 (271809-K)) Overdraft (OD) Date: __ / __ / ____																														
1. What is this product about?																															
<ul style="list-style-type: none"> Overdraft facility is calculated on a variable rate basis. Interest on the OD facility is compute on daily rest basis based on 365 days in a year including leap year and charged only on the amount used. OD is revolving lines of credit. You can withdraw excess funds from your account up to the approved limit. You are offering your residential/non-residential property as a security for the package. 																															
2. What do I get from this product?																															
<ul style="list-style-type: none"> Total amount borrowed: RM _____ Margin of Financing: <p>Max OD ratio allowed</p> <ul style="list-style-type: none"> Pure OD : 70% 50% of total facility (combination of HL & OD) <p>The OD granted is subject to annual review by the Bank.</p>	<p style="text-align: center;">Interest Rate</p> <ul style="list-style-type: none"> Standardised Base Rate (SBR) : _____% Spread : _____% Effective Lending Rate : _____% Non Zero Entry Cost (ZEC) 																														
3. What is Standardised Base Rate (SBR)?																															
<ul style="list-style-type: none"> 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 to trigger a change in the SBR?																															
<ul style="list-style-type: none"> The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR). 																															
5. Historical SBR in the last 3 years																															
 <p style="text-align: right;">8 May 2023</p> <p style="text-align: right;">SBR</p> <p style="text-align: center;">●●●● Published SBR/ SIBR</p> <table border="1"> <caption>Historical SBR Data (Approximate)</caption> <thead> <tr> <th>Date</th> <th>SBR (%)</th> </tr> </thead> <tbody> <tr><td>Jan-19</td><td>3.25%</td></tr> <tr><td>May-19</td><td>3.25%</td></tr> <tr><td>Jan-20</td><td>3.00%</td></tr> <tr><td>Mar-20</td><td>2.75%</td></tr> <tr><td>May-20</td><td>2.50%</td></tr> <tr><td>Jul-20</td><td>2.50%</td></tr> <tr><td>Mar-22</td><td>2.00%</td></tr> <tr><td>May-22</td><td>2.25%</td></tr> <tr><td>Jul-22</td><td>2.50%</td></tr> <tr><td>Sep-22</td><td>2.75%</td></tr> <tr><td>Nov-22</td><td>2.75%</td></tr> <tr><td>Jan-23</td><td>2.75%</td></tr> <tr><td>Mar-23</td><td>2.75%</td></tr> <tr><td>May-23</td><td>3.00%</td></tr> </tbody> </table>		Date	SBR (%)	Jan-19	3.25%	May-19	3.25%	Jan-20	3.00%	Mar-20	2.75%	May-20	2.50%	Jul-20	2.50%	Mar-22	2.00%	May-22	2.25%	Jul-22	2.50%	Sep-22	2.75%	Nov-22	2.75%	Jan-23	2.75%	Mar-23	2.75%	May-23	3.00%
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Note:

- The SBR was introduced on 1 August 2022. The dotted line shows the historical series of the OPR, which is the benchmark rate of the SBR.

6. What are my obligations?

- The OD Facility is repayable on demand.
- Interest charged on the Overdraft Facility is to be serviced monthly in arrears.

Note: Total repayment amount will vary if SBR changes.

7. What other charges do I have to pay?
(a) Stamp Duties

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

(b) Disbursement Fee

Include fees for registration of charge and other related charges.

(c) Processing Fees (One-time fee charged for approved loan)

Loan Package	Rate (RM)	Loan Amount (RM)
For intelligent Home Loan (iHL) / Priority Home Loan (PHL)	50.00*	Up to 30,000
	100.00*	30,001 - 100,000
	200.00*	100,000 and above
For Flexi Mortgage (FM) / intelligent Retail Loan (iRL)/ Flexi Retail Loan (FRL)	200.00	Any loan amount

* This fee is currently waived for all iHL / PHL loan package.

(d) Annual Maintenance Fee

An annual maintenance fee of RM120.00.

(e) Commitment Fee

1% per annum (p.a.) charged on undrawn portion of OD (for OD amount > RM250k)

(f) Auto-conversion of Individual Flexi Mortgage Current Account (FM-CA) to Basic Current Account (BCA)

If your FM loan is under individual/joint name, upon settlement of your FM facility, your FM-CA will be auto-converted to a BCA that is subjected to ATM fees of RM8.00 per year. If you do not wish to maintain a BCA with the Bank, please proceed to our nearest branch to close the account.

8. What if I fail to fulfill my obligations?

- If the loan is recalled, interest at **PR + 1.00%** p.a. will be charged on the entire outstanding.
- Interest at **SBR+7.32%** p.a. will be charged on total overdrawn amount in the current account / overdraft account. Please consult our Mortgage Sales Specialist for more details.
- 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 this loan account with prior notice.
- Collection Agency: We have the right to outsource debt collection to an external agency.
- Right to sell non-performing loan: We have the right to sell a non-performing loan to a third party.
- 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 credit being more difficult or expensive to you.

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

- Not applicable to OD facility



10. Do I need any insurance / takaful coverage?

The available insurance that is related for this facility:-

- PruGroup Life Insurance (PGL) is optional. However, you are encouraged to take up the PGL to protect your family from losing the property due to unforeseen circumstances.
- Fire Insurance / Houseowner insurance on the property pledged to Bank as collateral are compulsory, which you may opt for our panel or any other insurance operators.

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

- To avoid any delay in the preparation of the documentation, appointment of law firm on the Bank's panel is highly encouraged.
- If you are to appoint any other law firm, you may do so provided that it meets the criteria set by the Bank from time to time.

12. What are the major risks?

- The interest rate on the loan is variable rate. The effective rate may change according to changes in the SBR. An increase in interest rate may result in higher monthly repayment.
- If you have problems meeting your loan obligations, contact us early to discuss repayment alternatives.
- In the event of death of the borrower or joint borrower during the tenure of the loan, we have the right to cancel the loan and to demand for full settlement of the loan.

13. When tenure requested is beyond retirement age, my source of income is from:

- ☐ EPF / KWSP
- ☐ Savings / Fixed Deposit / ASB
- ☐ Rental Income
- ☐ Others: _____

14. 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 at our 24-hour UOB 121 Phone Banking.

15. Where can I get assistance and redress?

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

Kuala Lumpur	(6) 03-26128 121
Penang	(6) 04- 2401 121
Johor Bahru	(6) 07- 2881 121
Kuching	(6) 082-287 121
Kota Kinabalu	(6) 088- 477 121

- Alternatively, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara to provide free services on money management, credit counseling and debt restructuring for individuals. You can contact AKPK at:

Address : 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 provide feedback on the products or services provided by us, you may contact us at:

Kuala Lumpur	(6) 03-26128 121
Penang	(6) 04-2401 121
Johor Bahru	(6) 07-2881 121



Kuching	(6) 082-287 121
Kota Kinabalu	(6) 088-477 121

- If your query or feedback is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or TELELINK at:

Address : Block D, Bank Negara Malaysia, Jalan Dato'Onn, 50480 Kuala Lumpur.

Tel : 1-300-88-5465

E-mail : bnmtelelink@bnm.gov.my

16. Where can I get further information?

- Should you require additional information about housing loan, please refer to the banking info booklet on 'Housing Loans', available at all our branches and the www.uob.com.my website.
- If you have any enquiries, please call our 24-hour UOB 121 Phone Banking at:

Kuala Lumpur	(6) 03-26128 121
Penang	(6) 04- 2401 121
Johor Bahru	(6) 07- 2881 121
Kuching	(6) 082-287 121
Kota Kinabalu	(6) 088- 477 121

17. Other housing loan packages available:

- Home Loan (HL)
- Fixed Loan (FL)

IMPORTANT NOTE:

Legal action may be taken against you if you DO NOT keep up repayments on your overdraft facility.

The information provided in this disclosure sheet is valid as at 16 October 2023.