

Mortgage/Property Financing-i: Priority Sector Housing Loan/Financing-i Easy Entry Promotion

PROMOTION PERIOD

The Hong Leong Bank Berhad (“HLB”)’s and Hong Leong Islamic Bank Berhad (“HLISB”)’s (collectively referred to as “the Bank”) “**Priority Sector Housing Loan/Financing-i Easy Entry Promotion**” (“**the Promotion**”) commences on **2 April 2018** and ends on **14 December 2018** both dates inclusive (“**Promotion Period**”) unless notified otherwise by way of posting on the HLB’s and HLISB’s website at www.hlb.com.my and www.hlisb.com.my respectively (“the Bank’s website”).

TERMS AND CONDITIONS

The following sets out the terms and conditions applicable to the Promotion (“T&Cs”):

ELIGIBILITY

1. The Promotion is open to both new and existing Malaysian individual mortgage accountholders of HLB/HLISB (“Mortgage/Property Financing-i Customers”) who apply for a new facility under any of the following selected loan/financing-i products as listed in clause 2 below (“Participating Facilities”) and fulfil all of the following conditions:
 - application made for a minimum facility amount of Ringgit Malaysia One Hundred Thousand (RM100,000) only during the Promotion Period and acceptance of the said Participating Facilities by signing the Letter of Offer on or before 31 December 2018 (“Acceptance Date”);
 - maximum property purchase price of RM250,000 for property within Peninsular Malaysia or RM300,000 for property within Sabah, Sarawak and Labuan;
 - property purchased is for own occupation;
 - the property is the first house to be owned or if the property is the second house purchased by the Mortgage/Property Financing-i Customer, the first house must be disposed of; and
 - a married couple shall be entitled to only one (1) housing loan/financing-i under this Promotion. (“Eligible Customers”).
2. The Participating Facilities for this Promotion are as follows:
 - Hong Leong Special Housing Loan 2/Hong Leong Special House Financing-i;
 - Hong Leong Housing Guarantee Scheme by Syarikat Jaminan Kredit Perumahan (SJKP)/ Hong Leong Housing Guarantee Scheme-i by SJKP; and
 - Hong Leong Skim Rumah Pertamaku/ Hong Leong Skim Rumah Pertamaku-i.
3. This Promotion is applicable to Participating Facilities which have as its purpose, financing-i the purchase of residential properties. This Promotion is NOT applicable to Shop Loan/Financing-i, vacant residential land and other property type that is deemed not eligible by the Bank.
4. For the avoidance of doubt, in cases whereby there are joint applicants, the relationship must be either one of spouse, parents, children or siblings.
5. The following persons are **NOT** eligible to participate in this Promotion:
 - a. Mortgage/Property Financing-i Customers who have committed or are suspected of committing any fraudulent, unlawful or wrongful acts in relation to any of the facilities granted by the Bank or have been declared bankrupt (pursuant to a petition by either the Bank or by any third party) or are subject to any bankruptcy proceedings at any time prior to or during the Promotion; and
 - b. Mortgage/Property Financing-i Customers who have committed, or are determined by the Bank to be potentially committing any of the wrongful acts stipulated herein shall be disqualified immediately from participating in the Promotion.

PROMOTION MECHANICS

6. The Bank shall bear the following legal fees, stamp duty, disbursement and valuation fees (collectively “the **Cost**”) for the Participating Facilities under this Promotion:
 - a. The legal fees for the preparation of and attending to the security documentation of the Participating Facilities. However, any legal fees and charges to be incurred in future in relation to perfection of the security documentation in favour of the Bank are excluded ;

- b. Stamp duty, registration fees and any related cost such as disbursement charges for the preparation and attending to the security documentation of the Participating Facilities;
 - c. Valuation fees and expenses charged by the Bank panel valuer for the preparation of the formal valuation report of the Property (if applicable).
7. The preparation of the security documentation of the Participating Facilities must be attended by the solicitors appointed by the Bank for this Promotion otherwise the Bank will not bear the Cost.
8. Eligible Customers who participate in this Promotion will be subject to a 3-year lock-in period/holding commencing from the date of first disbursement of the Participating Facility.
9. The Eligible Customer shall deposit RM1,000 or such amount as the Bank may inform the Eligible Customer ("Deposit") upon execution of the security documents. The Deposit will be refunded to the Eligible Customer by the Bank's solicitors free of interest upon first disbursement of the Participating Facilities.
10. If the Eligible Customer:
 - a. does not take up the Participating Facilities for any reason whatsoever after the Eligible Customer has accepted the Letter of Offer, or
 - b. requests for a change of solicitors after the Eligible Customer has accepted the Letter of Offer and the Bank has approved the change of solicitors,then, the Deposit shall be used to defray the Bank's administration cost and other costs and expenses incurred by the Bank ("Costs"). The Eligible Customer shall bear all legal fees, stamp duty and costs payable to the existing as well as the new firm of solicitors (where applicable) for the preparation of the security documentation. In the event that the Deposit is insufficient to defray the Costs as aforementioned, the Eligible Customer shall pay to the Bank the difference between the Deposit and the Costs, upon written demand by the Bank.
11. The Eligible Customer must reimburse the Bank for all costs and expenses expended and/or incurred by the Bank if the Eligible Customer cancels and/or terminates the Participating Facilities before the first disbursement of the Participating Facilities.

GENERAL

12. By participating in this Promotion, the Eligible Customers:
 - a. agree to be bound by the Promotion T&Cs herein;
 - b. agree that the Bank's decision on all matters relating to the Promotion shall be final and binding ;
 - c. agree that all applications for the Participating Facilities are subject to the Bank's credit evaluation and approval; and
 - d. agree to access the Bank's websites at regular time intervals to view the T&Cs and to ensure to be kept up-to-date on any changes or variations to the T&Cs.
13. The Bank reserves the right to:
 - a. add, delete or vary the T&Cs contained herein, wholly or in part, at its absolute discretion by way of posting the amended T&Cs on the Bank's Website or in any manner deemed suitable by the Bank at any time with twenty-one (21) calendar days' prior notice;
 - b. reject at its sole and absolute discretion any application for the Participating Facility without assigning any reason thereof; and
 - c. disqualify any Mortgage/Property Financing-i Customers from participating this Promotion for any reason whatsoever as the Bank in its absolute discretion deem fit.
14. For the avoidance of doubt, cancellation, termination, suspension or extension of the Promotion Period and variation to the T&Cs herein shall not entitle the Eligible Customers to any claims or compensations against the Bank for any or all losses or damages suffered or incurred by the Eligible Customers as a direct or indirect result of the act of such cancellation, termination, suspension, extension or amendments.
15. The T&Cs herein shall be read with the Main Terms and Conditions of the Participating Facilities which will be attached with the Letter of Offer as an entire agreement. In the event of any discrepancy, the T&Cs herein shall prevail to the extent of such discrepancy
16. The T&C shall be governed by and construed in accordance with the laws of Malaysia and the Mortgage/Property Financing-i Customers agree to submit to the exclusive jurisdiction of the Courts of Malaysia.

17. In the event of any discrepancy between the T&Cs and any advertising, promotional publicity and other materials relating to or in connection with the Promotion, the final T&Cs on the Bank's Website shall prevail.