

Important Information Document

Your Mortgage Loan with Standard Chartered Bank, Bahrain



Dear Customer,

Thank you for your application for a Standard Chartered Mortgage Loan. The indicative terms applicable to the Mortgage Loan that you have applied for are summarised in the table below.

<p>Indicative Terms (subject to contract, final terms will be communicated in the offer letter and updated fees will be contained in the Service and Price Guide). This document is for your convenience and does not replace the detailed Mortgage Loans terms and conditions.</p> <p>Type of Mortgage Facilities</p> <p><input type="checkbox"/> Property Purchase <input type="checkbox"/> Loan Top-Up <input type="checkbox"/> Cash Out</p>	
Loan Amount	BHD _____
Calculation of Interest on Loan Amount and Interest Rate	<p>Interest will be calculated on the outstanding loan amount at the Interest Rate</p> <p>The Interest Rate will be variable and is defined as Base Rate + Margin on an actual reducing balance.</p> <p>Base Rate is 6 months Bahrain Inter Bank Offer Rate (BIBOR) and will be taken from Reuters.</p> <p>Margin is _____ % per annum</p> <p>For reference purpose only, note that BIBOR as of _____ is _____ % p.a.</p> <p>Note that the actual Interest Rate applicable to (i) the monthly instalments payable during the period commencing from the disbursement of loan until the first re-pricing date shall be by reference to the BIBOR as at the preceding 30 June or 31 December (whichever is more recent) and (ii) the monthly instalments payable subsequent to the first re-pricing date until the second re-pricing date shall be by reference to the BIBOR as at the first re-pricing date and (iii) the monthly instalments payable subsequent to the second re-pricing date until the third re-pricing date shall be by reference to the BIBOR as at the second re-pricing date and so on.</p> <p>Interest Rate shall be re-priced on 30 June and 31 December each year. In case any pricing or re-pricing date falls on a holiday then BIBOR (for the purpose of calculation of the Interest Rate) as of the last working day prior to re-pricing date will be used for re-pricing.</p> <p>On each re-pricing date, Base Rate will be updated while Margin will stay the same. Any increase or decrease in the Base Rate (as a result of change in BIBOR) will reflect in the applicable Interest Rate and instalments, accordingly.</p> <p>BIBOR is subject to further variation as dictated by the Bahrain Inter Bank Offer Rate market.</p> <p>For reference purpose only, note that the total interest amount accumulated till the maturity of your loan is approximately BHD _____ based on the current BIBOR of _____% + Margin of _____% applied till maturity of loan. Subsequent changes in the BIBOR on re-pricing dates shall determine the actual applicable interest rate and the total interest amount, accordingly.</p> <p>Provided that at least 30 days' notice is given to you, we shall be entitled to vary the Margin in our sole and absolute discretion at any stage during the existence of the Facility</p>
Monthly Instalment	<p>The Customer shall pay an amount on a monthly basis for the repayment of the Loan Amount and payment of the Interest in accordance with a schedule of payment to be provided by the Bank on (i) on the disbursement date and subsequently (ii) on every re-pricing date.</p> <p>For reference purpose only, note that the monthly instalment amount is approximately BHD _____ /-. Please note that this amount is indicative only and is subject to change based as a result of changes to the Interest Rate.</p> <p>Further, we may revise such instalment amount, due to a change in the Interest Rate, delay in repayment, capitalisation of interest, increases in insurance premiums and/or any other reasons as may be considered proper by us.</p>
First instalment due date (Subject to any change in disbursement schedule)	<p>A minimum gap of 15 days between the disbursal of your loan and the date of your first instalment.</p> <p>If the first instalment due date is greater than 30 days from the date of disbursal of the loan, interest (at the rate applicable to your Mortgage Loan account) will be charged for the additional days (greater than 30) and will be added to your first instalment</p> <p>In case where the difference between the disbursal date and the first instalment date is less than 30 days, the interest for additional days (less than 30) will be refunded to you by deducting the amount from your last instalment.</p>
Maturity or Term (Total number of monthly instalments)	_____ Months
Processing Fee	<p>1% of the Loan Amount or BHD 400/- whichever is lower is payable upon acceptance of the Offer Letter. BHD _____</p> <p>We reserve the right to debit your account for facilitating the payment of the processing fee.</p>
Late Payment Fee	<p>A late payment fee of BHD 10 shall be levied additionally for every instance of default in paying your monthly payment.</p> <p>From time to time, we may vary the late payment fee, as per the Bank's Service & Price Guide</p>

Prepayment/ Early Settlement Fees	Any amount prepaid is not available for redrawing A pre-payment fee of 0.75% of the amount being prepaid or BHD 200/- whichever is lower shall be levied for any prepayments. Interest at the Interest Rate shall accrue on any amount that remains outstanding from the relevant instalment date until the settlement date
Application Processing / Valuation Fee	A fee of BHD_____ will be collected from you once you accept and sign the Offer Letter.

Please note:

1. This document is not legally binding. It is a summary of the indicative terms for your reference only. If your application is approved, we will issue you an Offer Letter, which will contain the final terms of your Mortgage Facility.
2. The Property Valuation Charge collected from you will not be refunded to you if the valuation has been rendered even if your loan is not approved. Please note that no cash is accepted by the Bank's sales staff.
3. Below is an illustrative example should the first instalment due date be over 30 days

Loan Amount	Disbursal Date	First EMI Date	Interest Rate	Number of Odd Days	Odd Days Interest Due
BHD 5,000	25th April	30th May	11%	5	BHD 7.639
BHD 5,000	23rd April	30th May	11%	7	BHD 10.694

4. After the first EMI due date, instalments will be due on the same day of each month. We will automatically debit your nominated Current/Savings account for the instalment amount on the due date. In case the first instalment is due at the end of the month, subsequent instalment will be due at the end of each respective month.
5. If you default on your loan, we will take appropriate legal measures to enforce the bank's rights under the mortgage including repossession and sale of the property. A negative report will be made to the Central Bank, indicating your default.
6. If you fail to pay a due instalment you will be charged a late payment fee.
7. Non-payment of monthly dues will translate into blocking of your account with Standard Chartered Bank with the amount due and will negatively impact your credit rating and may jeopardize your access to future loans from any reputable lending institution. Please note that Standard Chartered Bank will also take action(s) to collect any unpaid dues, including legal action where necessary.
8. In the event of a take-over loan, your loan with the other institution will be settled and the remaining money (if applicable) will be deposited into your account with Standard Chartered Bank after you provide us a clearance letter from the other institution. In case the clearance letter is not received within 30 days of disbursal of the take-over loan amount, your loan may be cancelled.
9. As a pre-condition to granting the Mortgage Loan, you will be required to open a deposit account with Standard Chartered Bank.
10. The loan amount will be determined by the Bank and no commitment can be given to you. All loans will be granted at the sole discretion of Standard Chartered Bank, Bahrain.
11. At Standard Chartered Bank, we appreciate and value feedback on your experiences with our products and services. If you have a complaint, please contact our 24-hour Phone Banking Unit on +973 17 531 532 quoting your CPR number, or you may email us at eService.Bahrain@sc.com or visit our website www.sc.com/bh for any further clarifications. In addition to the preceding, an easy-to-use Complaint Guide is also available on the Bank's TV screens and help desks at Branches.
12. We may disclose your personal information to the Credit Bureau, our insurance partners, our related companies and certain other parties to whom disclosure is necessary for legal and/or operational reasons. We may also discuss your employment status with your employer.
13. All documents (including any cheques) given to us along with your application will become part of the Bank's records and will not be returned to you.
14. The Bank reserves the discretion to change the detailed terms and conditions relating to the loan.
15. For updated Fee and Charges, please refer to our Service and Price Guide available at www.sc.com/bh

Primary Borrower Signature

Co-Borrower Signature

Name _____

Name _____

Date / /

Date / /

I acknowledge that I have read and understand the above.

I understand that this document is for my convenient reference only and that any actual offer by the Standard Chartered Bank will be made in an Offer Letter.