

Important Information Document

Your Mortgage Loan with Standard Chartered Bank, Sri Lanka

Dear Valued Customer,

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

Indicative terms (Subject to contract, final terms will be communicated in the letter of offer and updated fees will be contained in the tariff guide)	
Type of mortgage facility	Home Loan / Building Under Construction/ Equity Loan
Loan amount applied for	LKR
Loan tenure or term (Total number of instalments)Instalments
Application fee	LKR
Loan processing fee	LKR.....
Interest rate applicable (p.a. on reducing balance) 1 year fixed / 5 year fixed (Strike off sections that are not applicable) % (Per annum)
Monthly instalment amount	LKR
Loan instalment due date (Example - 30 th)	First instalment due date
Early settlement fees	5% on loan outstanding or LKR20,000, whichever is higher. (You are only allowed to early settle the loan after 12 months from the loan disbursement date) For Home Loans under CBSL regulation*, no early settlement fees will apply if the facility is settled in full at the end of the first 5 years. Early settlement fees/part settlement fees will apply for any settlements made prior to or after the expiry of 5 years. Client should inform the bank on any settlements prior to the relevant re-pricing date to obtain the waiver.
Part settlement fees Any amount settled is not available for redrawing	2% on the part settlement amount (Only 25% of the loan outstanding could be made as a part settlement after every 12 instalments)
Late payment fee	LKR2,000 (apart from accrued interest)
Default interest rate	Loan rate (Subject to changes)
Balance transfer fee to other financial institutions	

**This is a scheme introduced by the Central Bank of Sri Lanka for salaried employees as per Monetary Law Act Order No. 3 of 2020 and amendment to same under Order No.4 of 2021.*

Please note:

- This document 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.
- Loan repayment will be based on reducing balance method and instalment will vary based on the prescribed interest rate. This interest rate can change based on market conditions. The loan repayment schedule we have provided you with is indicative and will change if your loan is re-priced. For 5-year fixed interest rates (except for loans under point 3 below), interest rate will be reviewed and re-priced annually from the 6th year onwards till loan expiry. Loan interest rates are decided based on rates of government securities.
- For Home Loans under the CBSL regulation*, interest rate will be the monthly Average Weighted Prime Lending Rate (AWPR) as at loan disbursement date fixed for the first 5 years. The Interest rate after the first 5 years will vary based on the AWPR as the applicable rate is AWPR plus 2% per annum. The Interest rate will be repriced every 6 months based on the

AWPR published by the Central Bank of Sri Lanka during the immediately preceding 6 months. Salary transfer to designated loan repayment account is mandatory. Any failure of such remittance (even one occurrence) will lead to the closure of this existing loan and it will be re-opened as a normal Housing Loan under published commercial rate for Housing Loans at that time with notice to you. No further changes will be accommodated.

4. You are required to deposit LKR50,000 (Rs.100,000 for a Building Under Construction Loan) to your Standard Chartered Current / Savings account when you submit the application to the Bank. The Bank will hold these funds till the application is processed. Legal fees, stamp duty and valuation fees are applicable for a mortgage loan and the fee amount is subject to the value of the property/loan and to be borne by the customer.
In the event that the loan application is declined, the Bank reserves the right to recover legal fees and/or valuation fees, application fees and other applicable fees from the above deposit.
5. Government levies and processing fees will be deducted from your loan prior to the loan disbursement as per tariff.
6. 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.
7. **Odd Days Interest:** If the period between the date of drawdown and the first instalment date or; the gap between last instalment date and next instalment date (in case of a due date change) is more than 30 days, interest for the period exceeding 30 days will be charged along with the first instalment. If the period between the date of drawdown and the first instalment date is less than 30 days, we will charge you interest for the actual number of days from the date of drawdown to first instalment date.
8. You are required to assign the property insurance to the Bank. In the event you fail to submit the property insurance / renewal insurance on the due date, please note that the Bank has the right to insure the property on your behalf and charge the insurance premium to the loan repayment account. Please make sure to fund the account to avoid being in arrears.
9. If you fail to pay an instalment by the due date, you will be charged a late payment fee and shall be subject to a default interest rate on all overdue outstanding amounts as per tariff.
10. If you default your loan repayments, the Bank will take necessary actions including repossession and sale of property to recover Bank capital, interest and any other relevant charges. A negative report will be made to the Credit Information Bureau ("Bureau") indicating your default.
11. We may disclose your personal information to the Bureau, our insurance partners, related companies and any other parties to whom disclosure is necessary. The Bank bears the right to transfer your facility to any another party for recovery purposes to recover the Bank capital interest and any other relevant charges. We may also discuss your employment status with your employer.
12. All documents given to us along with your application will be part of the Bank's records and will not be returned to you until the full settlement of the loan.
13. The Bank reserves the right to amend, revise or cancel the facility provided (including fees) at its sole discretion.
14. You expressly agree that the Bank may assign all or any part of its rights and benefits and/or transfer all or any part of its obligations in respect of the facilities (e.g. credit cards) to any other branch of the Bank, or an Offshore Banking Unit or another bank or financial institution and, you consent to, the Bank in its sole discretion, making such assignment or transfer arrangements.
15. You shall ensure that all of your obligations in respect of the facilities granted by the Bank, shall at all times rank at least pari passu with its other present and future unsecured or secured indebtedness.

Thank you, once again, for choosing Standard Chartered Bank's Mortgage Loan.

Yours sincerely,

Sales Representative's Signature:

Name :
ID number :
Date :

I acknowledge that I have read and understood the above.

I understand that this document is for my convenient reference only and that the actual offer will be made by Standard Chartered Bank by way of a separate letter of offer.

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Primary Borrower Signature

Name :

Date :

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Co-Borrower Signature

Name :

Date :

Please note that this document is also available in Sinhalese/Tamil upon your request.