

# Bank Alfalah Ltd

## Product Key Fact Statement Home Finance - Hybrid Pricing

<b>A. Your financing need:</b>		
Name of the product	Hybrid Home Finance – A/C: -----	
Type of the product	Product Type	
Finance amount	Rs. -----M	
Term of the finance	----- months	
Mark-up type	Initially fixed rate for ..... Years. After .... years term, mark-up by the Bank shall be charged on the outstanding amount at the rate comprising 01 year / 06 month KIBOR + Bank's margin -----%.	
Loan to value ratio	1-----: ----- <sup>1</sup> Above ratio is based on valuated price of property	
<b>B. Estimated cost of this loan:</b>		
Annual Percentage Rate (APR)	<sup>2</sup> $\frac{\text{Mark-up for the period}}{\text{Average outstanding principle amount during the period}} \times \frac{365}{\text{no. of days}} \times 100 = \text{-----}\%$ <i>(<sup>2</sup>Above formula has been taken from Housing Finance Prudential Regulations)</i>	
What Mark-up will be Charged approximately	<b>Amount</b> Rs. -----/- to be paid per month	<b>Rate</b> -----% (rate per month)
	*In case the mark-up increases/ (decreases) by 1 %, the monthly installment amount will increase/decrease by Rs. -----/- approximately	
What other charges will you have to pay?	<sup>3</sup> Rs. -----/- (excluding the legal costs at actual) <sup>3</sup> Please refer our Schedule of Charges.	
What will be the monthly installment payable?	Rs. -----/- The installment amount may vary with the change in MPP premium (depending upon o/s principle liability) and 01 Year / 06 month KIBOR rate (s) as mutually agreed.	
What total amount will you pay for the finance?	Rs. ----- (M) <i>The above tentative amount shall differ with the actual amount due to yearly change in 01 Year or 06 month KIBOR causing change in M-up + Insurance Premium calculation as per the reducing o/s Principle liability on monthly basis.</i>	
When will the existing variable mark-up rate as per finance agreement expire?	M-up rate is fixed .....% for first ..... years. After ..... years term, the facility would be re-priced and mark-up by the Bank shall be charged on the outstanding amount at the rate comprising 01 year / 06 month KIBOR + Bank's margin -----%.	
When will the mark-up rate as per finance agreement be renewed?	Facility pricing shall be renewed after passage of ..... year's term. After ..... years term, the facility would be re-priced at the rate comprising 01 year / 06 month KIBOR + Bank's margin -----%. The KIBOR shall be applicable on the first business day of the month of disbursement on each anniversary.	
What additional documents will be required for renewal of finance agreement?	Renewal of finance agreement is not needed here.	
<b>C. Early payments:</b>		
Can you repay finance facility before the Maturity?	..... - ..... (date of maturity with respect to date of FOL) During 1 <sup>st</sup> year of disbursal repayment is not allowed without penalty as stipulated in facility offer letter. Later on repayments partial or full can be made within the limits advised in the facility offer delivered to you.	
How can you repay finance before the maturity?	Cross cheques/cash may be deposited in your non-checking a/c for repayment of finance.	
Will you have to pay any additional amount/ charges for pre-payment/ early retirement of the financing facility?	In case you settle the finance amount before the expiry of facility, you shall have to pay early settlement / Pre-Payment charges at the following rates on the outstanding amount, whether the settlement is made through your own resources or through internal swapping of the facility (including but not limited to conversions from Conventional to Islamic financing or vice versa) within Bank Alfalah Limited. <ul style="list-style-type: none"> <li>i. First year of its disbursement @ 5.0%</li> <li>ii. Second &amp; third years of its disbursement @ 4.0%</li> <li>iii. Fourth &amp; fifth years of its disbursement @ 3.0%</li> <li>iv. After 5 years of its disbursement @ 1.0%</li> </ul>	
<b>D. Default/late payment information:</b>		

What if you fail to fulfill your repayment obligations?	Late payments shall attract penalty. Telephonic/written reminders shall be made /sent to your number/address for regularization of facility. The bank can also go for legal remedy in case of non-regularization of account and default situation. These delays and defaults shall also be reported to central bank.		
What penalty will you be charged for not repaying on time?	Default charges	Rate Applied	Detail of computing late payment/default charges
	Rs. 1,700/-	N/A	Rs. 1,700/- per installment
E. Other material information:			
What insurance avenues do you have?	Facility of MPP from EFU & Atlas insurance covering o/s exposure is available with bank at cheaper rates @ 0.329% p.a. Further property insurance facility covering building value from Alfalah Insurance, Adamjee insurance, and IGI insurance @ 0.03% p.a. / 0.065% p.a. / 0.04% p.a. respectively, is also available. The insurances is mandatory.		
What happens in case of death of borrower(s)?	The customer insured under MPP if dies naturally during the currency of the facility, the respective insurance company shall settle the outstanding principle liability of the deceased subject to observance of insurance terms and the declarations made in insurance form. If the customer does not opt for MPP, he/she acknowledges and agrees that his/her legal heirs shall be fully liable for the repayment of outstanding liability (ies) in the event of customer's death / permanent disability.		
What are the guarantor's obligations?	No guarantees are required in this product.		
What documents will be provided to you?	Documents listed by dealing counsel in legal opinion, shall be deposited with the Bank.		
Where you can get assistance and redress?	For registration of complaints call us at 111 225 111 or visit bankalfalah.com		
Customer(s) Acknowledgment and Acceptance: I/We hereby confirm that facility arrangement including terms and conditions as stated above are accepted by me/us. I / We hereby also acknowledge the receipt of this Product Key Fact Statement and as a token of receipt, I/We affix my/our signature(s) below:			
Borrower's Signature and Date	Authorized Banker's Signature, Stamp and Date		