

# Bank Alfalah Ltd

## Product Key Fact Statement Housing Finance

A. Your financing need:			
Name of the product	Home Finance – A/C:		
Type of the product	Product Type		
Finance amount	Rs. XX Million		
Term of the finance	XX Months		
Mark-up type	Variable (based on 01 Year or 6 Month KIBOR with bank’s margin)		
Loan to value ratio	* _____		
	*Above ratio is based on agreed sale price of property		
B. Estimated cost of this loan:			
Annual Percentage Rate (APR)	* Mark-up for the period _____ x $\frac{365}{\text{no. of days}}$ x 100 Average outstanding principle amount during the period = XX% (*Above formula has been taken from Housing Finance Prudential Regulations)		
What Mark-up will be Charged approximately	Amount	Rate	
	Rs. XXX/- to be paid per month	XX% (rate per month)	
	*In case the mark-up increases/ (decreases) by 1 %, the monthly installment amount will increase/decrease by Rs. XXX- approximately		
What other charges will you have to pay?	*Rs. XXX/- (excluding the legal costs at actual) *Please refer our Schedule of Charges.		
What will be the monthly installment payable?	Rs. XXX		
	The installment amount may vary with the change in MPP premium (depending upon o/s principle liability) and 01 Year KIBOR rate as agreed at the time of contract.		
What total amount will you pay for the finance?	Rs. XXX Million		
	The above tentative amount shall differ with the actual amount due to yearly change in 01 Year KIBOR causing change in M-up + Insurance Premium calculation as per the reducing o/s Principle liability on monthly basis.		
When will the existing variable mark-up rate as per finance agreement expire?	M-up rate is __ KIBOR + __%. This rate (with changing KIBOR on yearly basis) shall keep on applying till maturity of facility, as per the finance agreement.		
When will the mark-up rate as per finance agreement be renewed?	Facility pricing shall be renewed on 1 yearly bases during each anniversary of the month of disbursement of this facility.		
What additional documents will be required for renewal of finance agreement?	Renewal of finance agreement is not needed here.		
C. Early payments:			
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. i. First year of its disbursement @ 5.0% ii. Second & third years of its disbursement @ 4.0% iii. Fourth & fifth years of its disbursement @ 3.0% iv. After 5 years of its disbursement @ 1.0%		
D. Default/late payment information:			
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 @ 0.03%, Adamjee insurance @ 0.065 % p.a. and IGI insurance @ 0.04% p.a. is also available. These insurances are mandatory.		

<b>What happens in case of death of borrower(s)?</b>	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.
<b>What are the guarantor's obligations?</b>	No guarantees are required in this product.
<b>What documents will be provided to you?</b>	Documents listed by dealing counsel in legal opinion, shall be deposited with the Bank.
<b>Where you can get assistance and redress?</b>	For registration of complaints call us at 111 225 111 or visit bankalfalah.com
<b>Customer(s) Acknowledgment and Acceptance:</b> 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:	
<b>Borrower's Signature and Date</b>	<b>Authorized Banker's Signature, Stamp and Date</b>