



Small Medium Enterprise Development Bank Malaysia Berhad 49572-H  
(Formerly known as Bank Perusahaan Kecil & Sederhana Malaysia Berhad)

**BIS Term Financing-i (BIS TF-i)**

Date :

**PRODUCT DISCLOSURE SHEET**

(Read this Product Disclosure Sheet before you decide to take-up the BIS Term Financing-i (BIS TF-i). Be sure to also read the terms in the Letter of Offer. Seek clarification from your Institution if you do not understand any part of this document or the general terms)

**1. What is the product about?**

BIS TF-i is a term financing facility for acquisition of under construction / built-as-ordered assets which is offered on a fixed or variable rate basis.

**2. What is the Shariah concept applicable?**

- The Shariah concept applied is Bai' Istisna' (BIS).
- A purchase order contract whereby a buyer orders a seller to manufacture an asset according to specifications in the purchase contract to be delivered on a certain future date. The settlement of the purchase price is according to an agreed terms and conditions between the two parties.

**3. What do I get from this product?**

**Illustration:**

- |  |   |
|--|---|
| • <b>Bank's Sale Price</b> : RM788,356.12                        | • <b>Profit Rate:</b> 6.25% p.a. for the whole tenure |
| • <b>Bank's Purchase Price (Financing Amount)</b> : RM500,000.00 | • <b>Margin of Financing:</b> 90.0%                   |
|  | • <b>Tenure:</b> 15 years                             |

*Note: The above example is only for illustration. The Illustration may not show the specific circumstances or obligations of each BIS TF-i*

**4. What are my obligations?**

**Illustration:**

- Monthly installment: Month 0- 18 : RM2,605.00 (Grace period)  
Month 19- 180 : RM4,578.00
- Total amount of payment at the end of 15 years is RM788,356.12.
- Payment can be in the form of cheque by mail, cheque / cash deposit at Branch or by interbank GIRO from any participating bank branch or online banking.

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**5. When I will be granted the Ibra'?**

Not Applicable

**6. What are the charges that I have to pay?**

**a) Stamp Duties:**

As per the Stamp Duty Act 1949 (Revised 1989).

**b) Legal fee / Company searches:**

Charged by the Lawyer.

**c) Valuation report:**

Charged by the Valuer (*not applicable*).

**d) Takaful/insurance coverage:**

Takaful/insurance coverage is mandatory if the asset is given as security for the financing.

**e) Late payment charges:**

- Before maturity – Overdue Installment(s) x 1.0% x No. of Day(s) Overdue / 365
- After maturity – Outstanding Balance x IIMMR x No. of Day(s) Overdue / 365
- Post Judgement – Judgement Sum x IIMMR x No. of Day(s) Overdue / 365

Note:

IIMMR = Islamic Inter-bank Money Market Rate (%)

**7. What if I fail to fulfill my obligations?**

- Late payment charges stated above will increase the total outstanding.
- If your monthly installment remains unpaid after 6 months, your financing account shall be classified as Non-Performing Financing (NPF). This will affect your further utilisation of other banking facilities with the Bank.
- Legal action will be taken if you fail to respond to reminder notices. The security may be enforced and you will have to bear all costs. You are also responsible to settle any shortfall after the security is enforced.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

**8. What if I fully settle the financing before its maturity?**

Depending on the specific terms of the BIS TF-i, you may be subject to early settlement charges if you fully settle during the Lock-in Period (if any).

**9. Do I need a guarantor or collateral?**

We will evaluate this requirement and advise you on it before we offer the BIS TF-i facility.

**10. What do I need to do if there are changes to my contact details?**

It is important that you inform us of any changes in your contact details to ensure that all correspondences reach you in timely manner.

**11. Where can I get assistance and redress?**

- If you have difficulties in making payments, you should contact us as soon as possible to discuss payment alternatives. You may contact us at:  
Contact Centre: 1-800-88-3131  
Website: [www.smebank.com.my](http://www.smebank.com.my)
- If you wish to complain about the products and services provided by us, you may contact us at 1-800-88-3131 or email us at [customercare@smebank.com.my](mailto:customercare@smebank.com.my) or send your letter to:  
Head of Customer Relations Enhancement  
SME Bank, Level 7, Menara SME Bank  
Jalan Sultan Ismail  
50250 Kuala Lumpur
- If our reply to your query or complaint is not satisfactory to you, you may contact Bank Negara Malaysia LINK or TELELINK at:  
Block D, Bank Negara Malaysia  
Jalan Dato' Onn  
50480 Kuala Lumpur  
Tel: 1-300-88-5465  
Fax: 03-21741515  
E-mail: [bnmtelelink@bnm.gov.my](mailto:bnmtelelink@bnm.gov.my)

**12. Where can I get further information?**

For more information on obtaining a financing facility, please refer to *bankinginfo* booklet, available at all our branches and the [www.bankinginfo.com.my](http://www.bankinginfo.com.my) website.

**13. Other asset financing packages available?**

We also provide asset financing, working capital financing, contract financing, i-EPF, i-Cash and dedicated product programs such as i-SPLASH, i-REACH and i-SURF.

**IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF INSTALLMENTS ON YOUR TERM FINANCING-  
i ARE NOT PAID PROMPTLY ON THE DUE DATES**

*As per Bank Negara Malaysia & Shariah Committee approval*