

Bank Alfalah Ltd

Product Key Fact Statement Roshan Apna Ghar (RAG) - Hybrid Pricing

A. Your financing need:			
Name of the product	Roshan Apna Ghar (Hybrid Pricing) – 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.....; ----- ¹ Above ratio is based on valuated price of property		
B. Estimated cost of this loan:			
Annual Percentage Rate (APR)	$\frac{\text{Mark-up for the period}}{\text{Average outstanding principle amount during the period}} \times \frac{365}{\text{no. of days}} \times 100 = \text{-----}\%$ <p>(²Above formula has been taken from Housing Finance Prudential Regulations)</p>		
What Mark-up will be Charged approximately	Amount	Rate	
	Rs. -----/- to be paid per month	-----% (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?	³ Rs. -----/- (excluding the legal costs at actual) ³ 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) 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.		
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.		
C. Early payments:			
Can you repay finance facility before the Maturity? - (date of maturity with respect to date of FOL)		
	Flexibility to make partial pre-payments with zero charges after first year. In first year 1% will be charged on amount partially paid.		
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?	If paid in first year from the date of initial disbursement 1% charges will apply. After 1st year no charges in making partial payments.		
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?	Property insurance facility is free however, facility of MPP from EFU & Atlas insurance covering o/s exposure is also available with bank at cheaper rates @ 0.329 % p.a.
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