

# Put your home in good hands with AIA Fixed Rate Home Loan



## Fixed Rate Home Loan

With AIA, you can now enjoy low, long-term fixed mortgage rates for the entire loan duration to ease your financial commitment and turn your dream home into a reality.

### No Fluctuating Base Rate!

Fixed instalments.

### Zero Moving Cost!

Free valuation, legal fees and stamp duty.

### No Penalty!

For early loan settlements using personal savings or sale of property.

### Flexibility to Pay More!

No notice required.

\*Subject to terms and conditions.

**Contact us at: 1300 88 1899 / [my.loan@aia.com](mailto:my.loan@aia.com)**

for a Mortgage Health Check and find a solution to ease your financial burden.

**AIA - Simply your smarter home loan solution**



## PRODUCT BRIEF - AIA FIXED RATE HOME LOAN

**Attractive Home Loan Fixed Rates**

**Zero Moving Cost Packages Available**

### **Important Notes:**

- a) Zero Moving Cost - Valuation fees, legal fees, stamp duties, disbursement relating to loan will be borne by AIA Bhd.
- b) Appointment of Zero Moving Cost (ZMC) solicitors shall solely be decided by AIA indicated in the letter of offer.

### **Margin of Financing (MoF)**

- MoF is based on Open Market Value (OMV) or purchase price whichever is lower for new purchase.
- OMV shall be based on the valuation report prepared by AIA panel of valuers.
- MoF is up to 90% for New Purchase and up to 80% for refinance cases.

**Loan Tenure:** Up to 35 years or age 70 whichever is earlier.

**Minimum Loan:** RM 100,000

**Minimum Market Value:** RM 200,000

### **Who can apply?**

- Individual Malaysian Citizen.
- For Self Employed - The business established for at least 3 years and operating profitably for the past 3 years.
- Permanent residents or Foreigners
  - Only limited to financing the purchase of properties .
  - Must be residing and employed in Malaysia preferably for at least 3 years but must with valid working permit.
  - If married to a Malaysian spouse, the spouse is required to be the joint applicant.

### **Other Terms and Conditions**

- AIA Life policy and/or AIA Mortgage Reducing Term Assurance (MRTA) are required.
- An AIA homeowner insurance policy on the property is required.
- For non landed properties, a certified true copy of the master policy with AIA Bhd endorsed as a mortgagee/chargee must be forwarded to AIA on a yearly basis.

### **Lock-in Period**

- Lock-in period: 5 years from the date of 1<sup>st</sup> drawdown.
- A prepayment fee of 0.62% per annum of the full prepaid amount together with an administrative fee of 0.40% of the full prepaid amount shall be borne by the Borrower if the Borrower refinance the Facility within five (5) years from the date of first drawdown of the Facility.
- The prepayment fee will be multiplied based on the remaining years of the first five (5) years from the date of first drawdown of the Facility or half of the total loan tenure of the Facility, whichever is shorter.
- The prepayment fee and administrative fee will be waived after the expiry of 5 years from the date of first drawdown of the Facility.
- There will be NO prepayment fee imposed if prepayment is done via own savings, Employee Provident Fund (EPF) withdrawal and/or sale of property.
- For Zero Moving Cost package, the borrower will be required to reimburse AIA for all fees, costs and expenses whatsoever including but not limited to valuation fees, stamp duties and legal costs on a solicitor and client basis incurred by AIA in connection with the loan in the event the loan is refinanced or fully settled within 5 years from the date of the first drawdown. This shall be in addition to all other prepayment fees or administrative fees chargeable by AIA. These charges will be waived upon completion of the five (5) years from the first drawdown.

## **Properties Financed**

### **Completed residential properties**

- With Permanent Certificate of Completion & Compliance (CCC).
- Landed - Klang Valley, Penang/Seberang Prai, Sg. Petani, Kulim, Parit Buntar, Seremban, Johor Bahru, Batu Pahat, Muar, Ipoh, Kampar, Taiping, Kuantan, Melaka Town, Kota Kinabalu and Kuching only.
- Non-landed (ie. apartments, condominiums & townhouses) - Klang Valley, Penang, Ipoh, Melaka, Kuantan, Johor Bahru, Kota Kinabalu and Kuching only.
- Note: For leasehold land, the unexpired land lease must be at least 30 years after deducting the loan tenure with the remaining loan lease. Except for Kuching, it must be at least 15 years and upon application land lease must be at least 21 years.

**Excluding** residential properties located at landslip/ flood prone area/ oxidation pond/ power station, T-junction, native land, malay reserve land and bumi lot status (except for property's market value of RM500,000 and above).

**Under construction properties** - available within AIA's approved list of panel of developers and projects.

**Contact Numbers:**

**Website :** [www.aia.com.my](http://www.aia.com.my)

**Email :** [my.loan@aia.com](mailto:my.loan@aia.com)

**Customer Care Line : 1300 88 1899**

*Note: Interest rate offered will depend on the current packages offered and will vary from time to time.  
AIA may from time to time impose additional terms or vary the terms at its discretion.  
Other terms and conditions shall apply.*

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## PRODUCT BRIEF - AIA FIXED RATE SHOP LOAN

### ***ATTRACTIVE SHOP LOAN FIXED RATES***

#### **Margin of Financing (MOF)**

- MOF is based on Open Market Value (OMV) or purchase price whichever is lower for new purchase.
- OMV shall be based on the valuation report prepared by AIA panel of valuers.
- MOF is up to 80% for New Purchase and up to 70% for refinance cases.

#### **Loan Tenure**

- Minimum : 5 years
- Maximum : up to 30 years or age 65 whichever is earlier.

**Minimum Loan:** RM400,000

**Minimum Market Value:** RM500,000

#### **Who can apply?**

- Individual Malaysian Citizen.
- For Self Employed - The business established for at least 3 years and operating profitably for the past 3 years.

#### **Other Terms and Conditions**

- Comprehensive Fire Insurance on the property must be adequately protected by Commercial fire policy of AIA.
- Life Policy and/or Mortgage Reducing Term Assurance (MRTA) are required.
- Valuation report and loan documentation must be prepared by our panel.

#### **Commercial Properties Financed**

##### **Completed commercial properties**

- With Permanent Certificate of Completion & Compliance (CCC).
- Located at KL, Petaling Jaya, Penang, Ipoh, Melaka town, Kuantan, Johor Bahru, Kota Kinabalu and Kuching only.
- For leasehold land, the unexpired land lease must be at least 50 years upon maturity of the loan.
- Subject to minimum required marketability factor of 7.0 by our panel of valuer and site visit.
- Factories, commercial retail lots and offices are excluded.
- Commercial properties on Malay Reserve/native land/Bumiputra lot, located at landslip/flood prone area/oxidation pond/power station and any negative factors that affect the open market value would also be excluded.

#### **Prepayment Fee**

- There will be a prepayment fee levied should the loan be settled within the 1st 5 years from the date of 1st drawdown. The prepayment fee is chargeable at the rate of 0.45% times the number of remaining years of Loan (subject to maximum of 6% to a minimum rate of 3%) times the amount prepaid.

#### **Mortgage Department Contact Numbers:**

Website : [www.aia.com.my](http://www.aia.com.my)

Email : [my.loan@aia.com](mailto:my.loan@aia.com)

Customer Care Line : 1300 88 1899

Fax : 03-2056 3325

*Note: Interest rate offered will depend on the current package offered and will vary from time to time. AIA may from time to time impose additional terms or vary the terms at its discretion. Other terms and conditions shall apply.*