

## Loan Essay

I am applying for a **30-year housing loan of RM 378,000** to purchase a unit at **Serene Park Residences, Shah Alam**, which is priced at **RM 420,000**. This property will be my first home, and it is located close to my workplace.

I am currently employed as a **Finance Executive** at **MetroPoint Retail Group Sdn. Bhd.**, where I have been working for the past four years under a permanent full-time position. My monthly income is **RM 5,500**, and this is supported by my recent payslips and stable salary credits into my CIMB account. My job role involves financial reporting and compliance, which provides a steady and long-term career track.

For the **RM 42,000 down payment**, the funds come from two fully legitimate and traceable sources:

1. **My personal savings**, which I have been consistently transferring into a savings account over the past few years. This can be seen in my bank statements, where I make regular monthly transfers to a dedicated savings pool.
2. **A withdrawal from my EPF Account 2**, which I qualify for under the housing withdrawal scheme.

Last month, I withdrew a portion of my fixed deposit savings to prepare for the booking fee and upcoming down payment. These deposits are visible in my October bank statement as **cash deposits originating from my own FD account**, not from any third party. There are **no unusual or unexplained transactions**.

My ongoing commitments include PTPTN, insurance premiums, and a credit card, all of which I have been paying on time without any defaults. My spending pattern is stable, and I have no overdrafts or high-risk activities. Even after accounting for the estimated monthly instalment for this housing loan, my Debt Service Ratio (DSR) remains at a manageable level based on my net income.

Purchasing this home is an important step for my long-term financial stability, and I am confident in my ability to commit to the repayments over the **30-year loan tenure**. I am prepared to provide any additional supporting documents if required.

Thank you for reviewing my application.