

8. What if I fail to fulfil my obligations?

For Term Loan

- Late payment charges of 1% p.a. on the amount in arrears, causing the total outstanding to increase.
- If you defaults on any payment of monies due under the Facilities during the duration of the Facilities for a period of 31 days for at least 3 times over the past 12 months, the Bank shall at its discretion be entitled to vary the Prescribed Rate, which shall thereafter comprise of Additional Interest (chargeable at 1.5% p.a and/or such other rates as determined by the Bank from time to time) above the Prescribed Rate ("**1st tier Amended Prescribed Rate**") on daily rests or such other rate as the Bank may prescribe on the balance outstanding.
- Upon the application of the 1st tier Amended Prescribed Rate and in the event if you defaults on any payment of monies due under the Facilities during the duration of the Facilities for a period of 100 days from the date such monies become due and payable or such other period as the Bank may notify you from time to time, the Bank shall at its discretion be entitled to vary the 1st tier Amended Prescribed Rate by imposing an additional interest at 1.00% p.a over and above the 1st tier Amended Prescribed Rate ("**2nd tier Amended Prescribed Rate**") on daily rests or such other rate as the Bank may prescribe on the balance outstanding.
- The 2nd tier Amended Prescribed Rate will continue to apply until such time when:
 - (aa) you have paid all amounts outstanding under the Facilities, i.e. your account has regularized, in which event the applicable interest rate would be adjusted to the Prescribed Rate; or
 - (bb) the monies due and payable by you have been outstanding for less than a period of 91 days (or such other period as the Bank may notify you from time to time) from the date when such monies were due for payment, upon which the applicable interest rate will be adjusted to the 1st tier Amended Prescribed Rate.
- The 1st tier Amended Prescribed Rate will continue to apply until such time when the amounts due and payable under the Facilities have been outstanding for less than a period of 31 days (or such other period as the Bank may notify the you from time to time), in which event the applicable interest rate would be adjusted to the Prescribed Rate.

For Overdraft Facility

- You must not draw in excess of the Overdraft limit. If you have drawn or utilised sums in excess of the limit, interest on Overdraft Excess ("**OD Excess Interest**") above the Reference Rate or such other rate as may be determined by the Bank shall be charged on all sums drawn in excess of the limit at SBR + 7.50% per annum.

For Term Loan & Overdraft

- We may set-off any credit balance in any account maintained with the Bank against any outstanding balance of this Facility with written notice.
- Legal action will be taken if you fail to respond to reminder notices given by the Bank. Your property may be foreclosed and you will have to bear all the costs. You are also responsible to settle any shortfall after your property has been sold.
- Legal action against you may affect your credit score leading to credit being more difficult or expensive to you.

Important:

For more information, please refer to the attached Main Terms and Conditions.

9. What if I fully settle the loan during the lock-in period?

If you redeem or settle in full the Facilities within the first <36 or 60> months the following settlement charges will apply:

For Residential Property- 3% on 90% of the total approved Facilities limit for the first thirty-six (36) months from first release, and 80% of the total approved Facilities limit for month thirty-seven (37) to sixty (60) (if applicable).

For Non-Residential Property- 3% on 85% of the total approved Facilities limit for the first thirty-six (36) months from first release, and 70% of the total approved Facilities limit for month thirty-seven (37) to sixty (60) (if applicable).

The early redemption/settlement fee reflects the costs incurred or to be incurred by the Bank as a result of the early settlement which may include the cost of fund, cost of capital, liquidity cost, statutory reserve cost, discounted interest rate, and other cost, as well as any legal fees, stamp duty and/or valuation fees which have