

Our Reference : Mobile Sales/ 51257386/GX

**PRIVATE & CONFIDENTIAL**

**BANK COPY**

29 March 2012

Mr Pi Dezhan  
Mrs Zhu Yilin  
69 Choa Chu Kang Loop  
#11-12  
Northvale Condo  
Singapore 689672

Dear Valued Customer,

<b>Mortgage of</b>	:	<b>37 Jalan Sempadan #03-07 Villa Marina Singapore 457406 ("the Property ")</b>
<b>Property type</b>	:	<b>Condominium</b>
<b>Tenor type</b>	:	<b>Leasehold</b>
<b>Property usage</b>	:	<b>For Owner Occupation</b>
<b>Borrower(s)</b>	:	<b>Pi Dezhan Zhu Yilin ("the Borrower")</b>
<b>Mortgagor(s)</b>	:	<b>Pi Dezhan Zhu Yilin ("the Mortgagor")</b>

Thank you for choosing Standard Chartered Bank. We are pleased to offer you the following Mortgage Facilities subject to the terms and conditions stated in this Facility Letter ("Facility Letter"), the Home Suite Application Form, our Customer Terms and our Mortgage Facility Terms (collectively "banking agreement"). In the event of any inconsistency between the terms and conditions herein and those contained in the banking agreement, the terms and conditions herein shall prevail only to the extent of such inconsistency.

**1 MORTGAGE FACILITIES**

**1.1 HOUSING / TERM LOAN**

Purpose	To finance the purchase of the Property at a purchase price of not less than SGD1,150,000.00.
Loan Amount	SGD810,000.00
Tenor	35 years
MortgageOne Facility	After we have provided you with funds, two thirds of the credit balance in your MortgageOne account (up to a maximum of your loan) earns the same interest rate that applies to your MortgageOne facility on any particular day.

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The remaining credit balance in your MortgageOne account on that day earns normal interest. You can offset the interest earned on your MortgageOne account against the interest payable on the MortgageOne facility. Interest earned on the MortgageOne account which exceeds the interest payable on the MortgageOne facility is applied towards reducing the balance owing for the MortgageOne facility.

Kindly note the following:

- (a) Normal interest as referred to above may be found on our website at [www.standardchartered.com.sg](http://www.standardchartered.com.sg); and
- (b) You are required to maintain a separate loan repayment account for every MortgageOne Facility to enjoy the interest offset feature.

Interest Rate	<u>Period</u>	<u>Interest Rate</u> <u>(p.a)</u>
	First year from the Effective Date	0.80% over 1M SIBOR
	Second year from the Effective Date	0.80% over 1M SIBOR
	Third year from the Effective Date	0.80% over 1M SIBOR
	Fourth year from the Effective Date	1.00% over 1M SIBOR
	Thereafter	1.00% over 1M SIBOR
Indicative Full Instalment Amount	Please refer to the Appendix for an indicative full instalment amount. We will notify you in writing the actual instalment payable upon disbursement of the Mortgage Facilities.	
1M SIBOR	The prevailing 1M SIBOR shall be as published on Reuters Screen ABSIRFIX01 under the heading "SGD SIBOR" at 11.00am Singapore time, on the SIBOR Repricing Date. The prevailing 1M SIBOR is also available in The Business Times on the next business day.	
1M SIBOR Repricing Date	The first pricing will be done on the first business day of the loan disbursement month. Thereafter, repricing of the 1M SIBOR will be done on every 1-month interval on the first business day of the month. We will notify you of any revision of your monthly instalments after a change in the 1M SIBOR at the SIBOR Repricing date.	
Effective Date	Effective Date means the date of first disbursement of the Mortgage Facilities.	

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|-------------------------|--|
| Repayment               | The monthly instalments shall be payable in arrears on the first day of each calendar month and shall be adjusted if there is any change/revision the interest rate disbursed amount or principal amount.  |
| <b>2      SECURITY</b>  | The above Mortgage Facilities and all other moneys and liabilities which may be or become owing by you to us from time to time shall be secured by a First all-monies Legal Mortgage or (where title has been issued) or deed of assignment and mortgage-in-escrow (where title has not been issued) of the Property.  |
| <b>3      VALUATION</b> | <p>The above Mortgage Facilities are granted on the basis of the valuation being not less than SGD1,150,000.00 and will be subject to change in the event that the formal valuation requested and finally accepted by us is different from the aforesaid amount. This valuation as accepted by us shall be final and conclusive.</p> <p>The valuation fees for the initial valuation shall be borne by us.</p>   |
| <b>4      INSURANCE</b> | <p>You are required to insure the Property against fire and extraneous perils for a sum to be determined by us until the Mortgage Facilities are fully discharged. Unless we otherwise agree, such insurance shall be arranged by us and you are responsible to pay for all the premiums and renewals and to maintain the policy at all times.</p> <p>Subject to the other conditions herein, the premium payable for the first year of coverage shall be borne by us.</p> <p>If your Property is a private property, please take note of the following:</p> <p>For subsequent renewals of the policy, we will debit the insurance premium from your repayment account with us until the Mortgage Facilities are fully repaid, as and when premium is payable without prior notice to you and you hereby authorise us to do so.</p> <p>Upon full redemption of the amount of Mortgage Facilities, if you wish to keep the policy with our appointed insurer(s) in force, you may contact our appointed insurer(s) within 15 days after the date of full redemption. Otherwise, our appointed insurer(s) will take the position you do not wish to keep the policy in force, and the policy will be cancelled as of the date of full redemption of the amount of Mortgage Facilities. The premium will be computed up to the date of full redemption of the amount of Mortgage Facilities. Our appointed insurer(s) will arrange for any pro-rated premium (if any) to be refunded to you directly.</p> <p>In addition, subject to our approval and you fulfilling all of the following conditions, you may take up the insurance policy with your own insurer:</p> |

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(a) An annual administrative fee of SGD100 is paid (this will be debited from your repayment account with us);

(b) We will not provide first year free insurance premium coverage;

(c) If your request is not approved, we reserve the right to make arrangement to take up the insurance with any of our appointed insurer(s).

Notwithstanding the above, if you sign the Notice of Acceptance within 1 business day from the date of this Facility Letter, we will bear the premium payable for an additional year of coverage. Business day excludes Saturday, Sunday and public holidays.

## 5 USE OF CPF

Lumpsum payment to vendor / developer SGD282,500.00

Monthly instalment for Housing Loan Up to the monthly instalment. Refer to the Appendix to this Facility Letter to obtain the indicative full instalment amount.

Stamp duties Up to the stamp fee of the purchase price of the Property

Legal costs Total legal costs less the legal subsidy provided by the Bank (if applicable)

CPF Grant SGD0.00

Applicable if you have applied for an equity loan:  
Please note that CPF funds cannot be used to service equity loans.

If you intend to utilise CPF savings, we will have a first priority in relation to the Housing Loan. It is your responsibility to obtain all relevant approvals from CPF Board. Both you and the Mortgagor will execute such documents and perform such acts as we and CPF Board may require. Please note that you are required to furnish us with a copy of CPF Board's letter of approval at least 14 days before first disbursement of the Mortgage Facilities or any part thereof.

In the event that we do not have first priority in relation to the Housing Loan or any part thereof, we reserve the right to review, reduce, restructure and/or cancel such part of the Housing Loan granted herein as we shall in our absolute discretion deem fit.

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**6 LEGAL FEES**

We will provide a legal fee subsidy of up to SGD2,000 or 0.30% of the Mortgage Facilities (whichever is lower) excluding overdraft facility, for payment of the legal fees and disbursements relating to the purchase/mortgage of the Property.

However, if you sign the Notice of Acceptance within 1 business day from the date of this Facility Letter, you will be given an additional SGD500 legal fee subsidy. Business day excludes Saturday, Sunday and public holidays.

In this regard, the legal subsidy will first be applied to settle all legal fees and disbursements incurred by the lawyers acting for us in the mortgage (payable by you) and thereafter, any remaining sum may be used to settle the legal fees and disbursements incurred by the lawyers acting for you in the purchase of the Property.

If the legal expenses for the entire transaction exceed the subsidy amount, the difference shall be borne by you.

If there is a change in lawyer for any reason, we will not provide you with any further legal subsidy, even if there is any excess remaining.

**7 REIMBURSEMENT PERIOD**

(a) The reimbursement period in relation to the Mortgage Facilities is 36 months from the date of first disbursement of the Mortgage Facilities or any part thereof ("Reimbursement Period").

(b) You must reimburse us in full all insurance premiums, legal fee subsidies and valuation fees paid by us in connection with the Mortgage Facilities granted herein if any of the following shall occur:

(i) Mortgage Facilities are prepaid/repaid in full within the Reimbursement Period; and/or

(ii) An Event of Default occurs in relation to the Mortgage Facilities granted herein or any Security Document.

**8 LOCK-IN PERIOD**

The Lock-In period in relation to the Mortgage Facilities is 36 months from the date of first disbursement of the Mortgage Facilities or any part thereof.

**9 PARTIAL REDEMPTION**

There shall be a 1.50% partial redemption fee payable on the amount of the Mortgage Facilities prepaid during the Lock-In Period.

You may redeem your loan in part if you serve us 1 month's notice in writing or pay us 1 month's interest in lieu of notice. Your partial prepayment must be of a minimum of SGD10,000.

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**10 FULL REDEMPTION**

There shall be a 1.50% full redemption fee payable on the amount of the Mortgage Facilities redeemed during the Lock-In Period.

You may redeem your loan in full if you serve us 3 month's notice in writing or 3 month's interest in lieu of notice.

Unless otherwise agreed by us, any request to convert/vary the interest rate applicable to any Mortgage Facilities within the Lock-In Period, shall be treated as a request to prepay that Mortgage Facilities in full and Clause 10 herein shall apply accordingly.

**11 CANCELLATION**

A cancellation fee of 1.50% shall be payable on the amount of the Mortgage Facilities cancelled or deemed cancelled by you after acceptance of our Facility Letter.

If there is any portion of the Mortgage Facilities that have not been disbursed/utilised within 6 months from your acceptance of our Facility Letter ("Availability Period"), the undisbursed/unutilised portion shall be deemed cancelled and you will be charged a cancellation fee as stated above. If the Mortgage Facilities are granted for the purchase of a property under construction, the Availability Period shall be in accordance with the sale and purchase agreement with the developer and expiring on the legal completion date. We reserve the right to review or amend the Availability Period at any time and any extension or variation shall be at our absolute discretion.

**12 OTHER CONDITIONS**

**12.1 MISCELLANEOUS**

(a) If this transaction is aborted, you shall be liable to pay for all legal costs and disbursements incurred in connection with the aborted transaction.

(b) If the Property is an Executive Condominium (EC), in the event that HDB does not approve your application for the purchase of the Property for whatsoever reason, no cancellation fee will be levied by us.

(c) If we enforce the Security and there is any unauthorised alteration to the Property, you shall bear the costs and expenses of rectifying such unauthorised alteration. You shall:

(i) pay us on demand all costs incurred in rectifying the unauthorised alteration; or

(ii) be liable for the shortfall (if any) after the application of the sale proceeds from the enforcement of the Security against all amounts due and payable to us, including any costs of rectifying the unauthorised alteration.

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(d) If you have applied for any of our Bridging Loan and/or Short Term Loan facilities, you are required to execute the Deed of Assignment of the proceeds of sale of the Existing Property to repay the Bridging Loan/Short Term Loan and furnish us a copy of the Notice of Assignment of the Deed of Assignment duly served to the purchaser prior to the disbursement of the aforementioned loan(s). In addition, disbursement of these facilities shall be subject to:

(i) Title search on the Property and court searches on the vendor(s), Borrower(s) / Mortgagor(s) / Guarantor(s) being in order;

(ii) Lodgement of a caveat on the Existing Property in our favour pending registration of the mortgage on the Property;

(iii) Our receipt of documentary evidence that the sale of the Existing Property is sufficient to repay all the Bridging Loans and/or Short Term Loan facilities (where applicable);

(iv) Letter of undertaking from the owners of the Existing Property to us that they shall repay and forward all the outstanding Bridging Loans and Short Term Loan facilities (where applicable) from the sale proceeds of the existing property to us upon their receipt of the same; and

(v) Approval having been granted by HDB with respect to the sale of the Existing Property (applicable only if the existing property is a HDB flat).

(e) Applicable if the Mortgage Facilities are to finance a new purchase (i.e. not applicable to refinancing): If the LTV of the Mortgage Facilities granted is more than 60%, the Mortgage Facilities are granted subject to your lawyer confirming to the Bank in writing that there are no monies owing with another bank or the Housing and Development Board for any other residential property other than the Property stated in this Facility Letter. This applies regardless of whether you are a mortgagor or borrower or guarantor for your other residential property(ies). In the event that there are any monies owing, we reserve the right to review, alter or cancel the Mortgage Facilities. Copy of the confirmation must be furnished to us at least 14 days before first disbursement of the Mortgage Facilities or any part thereof. Please note that your lawyer may submit the following documents as confirmation:

(f) If your existing residential property is acquired by the Singapore Government: (1) Notice of Land Acquisition to be submitted before disbursement and (2) Lawyer's confirmation that you do not have any other outstanding credit facility other than the outstanding credit facility for the property being acquired by the Government.

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(i) If your existing residential property is a private property:  
(1) Duly executed sale and purchase agreement ("SPA");  
and (2) certificate from IRAS showing that stamp duty has been paid on the signed SPA.

(ii) If your existing residential property is a Housing and Development Board (HDB) property: The approval letter received from HDB within 2 weeks from date of the first appointment.

(g) Applicable if the Mortgage Facilities are to finance a new purchase (i.e. not applicable to refinancing): If the LTV of the Mortgage Facilities granted is up to or equivalent to 60% and was given on the basis that there are monies owing with another bank or the Housing and Development Board for any other residential property other than the Property stated in this Facility Letter, you may request for an increase in the LTV of your Mortgage Facilities if you dispose of your other property(ies) or fully pay off the outstanding housing loans on those property(ies). Your request must be made in writing and we reserve the right to approve/decline your request.

(h) Please refer to Schedule 1 of our Mortgage Facility Terms for a list of additional preconditions for the use of the Mortgage Facilities.

## 12.2 1-HOUR HOME LOAN APPROVAL SERVICE

Your mortgage application was submitted and approved within 1 hour under our 1-hour Home Loan Approval Service. It is important that you have provided us with accurate and updated details of your income and outstanding financial commitments. If you fail to do so, we will have to review the terms of your Mortgage Facilities (including reducing the amount of Mortgage Facilities made available to you, impose additional conditions) or cancel the Mortgage Facilities altogether.

If this happens, we will inform you within 2 business days from the date of this Facility Letter and waive any cancellation fee payable. However, we will not be liable for any loss or expenses incurred by you. Business day excludes Saturday, Sunday and public holidays.

## 13 SPECIAL CONDITIONS

We will reduce the margin of financing to 60% of the valuation or purchase price of the Property, whichever is lower or SGD690,000.00, if you fail to furnish us evidence to our satisfaction pertaining to the sale of your Existing Property 14 banking days before loan disbursement date or earlier the following:

If you are selling an Existing Property which is a private property:

1. A signed sale and purchase agreement (or Option To Purchase whereby the terms of the sale and purchase is included in the same document), in respect of the Existing Property signed between you (as the seller of the



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Existing Property) and the purchaser ("agreement for Existing Property"); and

2. A certificate from IRAS ("Certificate") showing that the stamp duty has been paid on the signed agreement for Existing Property.

If you are selling an Existing Property which is a HDB flat:

1. The approval letter ("Approval Letter") received from HDB within 2 weeks from the date of the First Appointment.

The agreement for Existing Property, the Certificate and the Approval Letter shall collectively be known as "Documents". We may at our discretion maintain the margin of financing up to 80% if you furnish us the Documents.

Existing Property means the property that you are selling located at 69 Choa Chu Kang Loop #11-12 Northvale Condo Singapore 689672.

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If our terms are acceptable to you, please sign and return the Notice of Acceptance to us no later than 14 days from the date of this Facility Letter, failing which, this offer will lapse automatically, unless we agree otherwise to extend the offer.

In addition, do note that for cases with more than one Borrower / Mortgagor, the term "Borrower" and the term "Mortgagor" means each of the persons named in this Facility Letter as "Borrower(s)" and "Mortgagor(s)" (as the case may be) severally, and every two or more of them jointly. All covenants are made by the persons named in this Facility Letter as "Borrower(s)" and "Mortgagor(s)" (as the case may be) jointly and severally and all provisions of the Mortgage Facilities bind them jointly and severally.

If you require any clarification on the Mortgage Facilities, please contact:

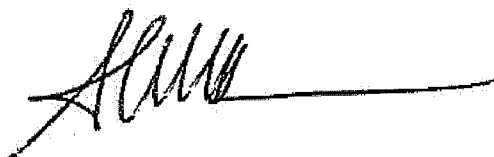
Name: Andy Lim Kiah Hui

Designation: New Business Manager

Contact No: 91908428

Thank you for banking with Standard Chartered Bank.

Yours sincerely,



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Name: Alvin Lee

Designation: Head, Mortgage, SG & SEA

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**NOTICE OF ACCEPTANCE**

**To :** Standard Chartered Bank  
Consumer Banking

**Mortgage of :** 37 Jalan Sempadan  
#03-07  
Villa Marina  
Singapore 457406  
("the Property ")

**Property type :** Condominium

**Tenor type :** Leasehold

**Property usage :** For Owner Occupation

**Borrower(s) :** Pi Dezhan  
Zhu Yilin  
("the Borrower")

**Mortgagor(s) :** Pi Dezhan  
Zhu Yilin  
("the Mortgagor")

1. I/We have read your Facility Letter dated 29 March 2012 and banking agreement, a copy of which I/we acknowledge receipt. I/We hereby confirm that I/we understand and fully accept all the terms and conditions therein contained.
2. I/We hereby confirm that I/we signed the written declaration on the Residential Property Loans Fact Sheet ("Fact Sheet") on or before the date Standard Chartered Bank ("Bank") issued this Facility Letter to me/us. The written declaration is enclosed with this Facility Letter. In the written declaration, I/we acknowledge that I/we have received the Fact Sheet which contains key features of the Mortgage Facilities granted herein from the Bank.
3. I/We understand that a Current/Cheque and Save account will be opened and used as the repayment account for all administrative charges, monthly instalments, payment of arrears, fire insurance premiums, annual review charges, valuation fees, legal costs and all other charges imposed by the Bank. I/We authorise the Bank to debit any of my/our accounts maintained with the Bank either singly or jointly with any other person for any arrears, outstanding fees, monthly repayment, accrued interest and all other monies due and payable to us without any further reference to me/us.
4. I/We hereby further authorise you to obtain from the HDB and the CPF Board all information relevant to the granting of the Mortgage Facilities herein to me/us, pertaining to the amount owing by me/us to the HDB or the amount of CPF funds to be refunded to my/our CPF account(s) in respect of the Existing Property.
5. I/We declare that except as indicated in Section 3 of the Home Suite Application Form ("Application Form"). I/We (either in my/our own name or jointly with another party) (if applicable, this also includes situation where I/we am/are a sole proprietor or a partner to any partnership or beneficial owner of any private investment company or special purpose vehicle) do not have any other financial commitments and have not been granted any other credit facility and/or vendor's loan, for the purchase of or otherwise secured by the Property. Such

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other financial commitments. Credit facility and/or vendor's loan may be obtained from Housing Development Board ("HDB"), any financial institution, moneylender, vendor of the Property or any other party / source. This includes any financial commitments I/we may have as a staff of a financial institution or where I/we am/are acting as a guarantor.

6. I/We declare that except as indicated in Section 3 of the Application Form, I/we (either in my/our own name or jointly with another party) do not have any other financial commitments and have not been granted any other credit facility and/or vendor's loan, for the purchase of or otherwise secured by any other residential property. Such other financial commitments, credit facility and/or vendor's loan may be obtained from HDB, any financial institution, moneylender, vendor of any residential property or any other party / source. This includes any financial commitments I/we may have as a staff of a financial institution or where I/we am/are acting as a guarantor. Residential property includes private residential property, Executive Condominiums, HUDC flats, DBSS flats, HDB flats, regardless of whether it is completed or still under construction, and any property in Singapore that is permitted or permissible for use solely or partly for residential purposes.
7. I/We undertake to notify you immediately if I/we have any other new financial commitments or otherwise secured by the Property or for any other residential property obtained after the acceptance of this Facility Letter. Such other financial commitments, credit facility and/or vendor's loan may be obtained from HDB, any financial institution, moneylender, vendor of the Property or any residential property, or any other party / source. This includes any financial commitments I/we may have as a staff of a financial institution or where I/we am/are acting as a guarantor. Residential property includes private residential property, Executive Condominiums, HUDC flats, DBSS flats, HDB flats, regardless of whether it is completed or still under construction, and any property in Singapore that is permitted or permissible for use solely or partly for residential purposes. I/we understand that the quantum of the Mortgage Facilities granted herein may be adjusted accordingly.
8. I/We declare that the Property is for the purpose indicated in Section 4 of the Application Form.
9. I/We declare that except as indicated in Section 4 of the Application Form, I/we have not received any other discount, rebate, benefit, voucher, subsidy, and/or incentive howsoever named (including but not limited to payment of legal fees or stamp duty) ("Benefits"), from the vendor or any other party. I/We undertake to notify you immediately upon I/we receiving or becoming entitled to or eligible for any other Benefits and I/we understand that the quantum of the Mortgage Facilities granted herein may be adjusted accordingly.
10. I/We declare that except as indicated in Section 4 of the Application Form, no other interest in respect of any credit facility for the Property, has been paid or is payable by the vendor, its agent, nominee or any person by arrangement with the vendor irrespective of whether payment is made to the Bank, or as a benefit to me/us.
11. I/We hereby confirm that I/we will ensure that the requisite minimum cash requirement in respect of the Property as required under the relevant laws will be met.
12. I/We am/are aware of the importance of protecting my/our Property and authorise the Bank to release my/our name(s), contact details and any other information relating to my/our Mortgage Facilities as the Bank may consider necessary to Prudential Assurance Company Singapore (Pte) Ltd ("Prudential"), so that a qualified financial adviser can provide me/us with a detailed explanation on Mortgage Protect features and benefits, in any manner as they deem fit.
13. **Applicable only if the Mortgage Facilities you are applying for includes an equity loan/cashout:** I/We hereby confirm that the Mortgage Facilities (other than the housing/term loan) obtained by me/us pursuant to this Facility Letter are not used in any manner to fund the purchase of any other residential property in Singapore.

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14. I/We hereby confirm that I am/we are appointing the following law firm to act for me/us and further confirm that I am/we are aware that the Bank may reserve its rights to appoint its own solicitors to act on the Bank's behalf.

Note: Please check with us on how you can qualify for a **full legal subsidy**.

Name of Law Firm : Robert Wang & Woo LLP

Name of Lawyer : Susan Wong

Contact number(s) of Lawyer : 64325236


15. Please tick the box below if you qualify for a full legal subsidy:  
☒ I/We hereby acknowledge that I/we qualify for a full legal subsidy based on the law firm I/we am/are appointing above. As such, this supercedes Clause 6 of the Facility Letter.

**Signature of Borrower(s):**



Pi Dezhan  
S83753911

Date: 29 (DD) 03 (MM) 2012 (YYYY)



Zhu Yilin  
S8275735Z

Date: 29 (DD) 03 (MM) 2012 (YYYY)

**Signature of Borrower(s) Verified By:**



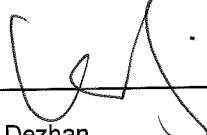
Name: Andy Lim Kiah Hui  
Designation: New Business Manager  
Date: 29 (DD) 03 (MM) 2012 (YYYY)

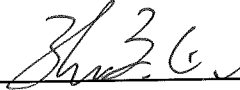
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- 16 Additionally, I/we hereby confirm that I/we was/were referred to the Bank to take up the Mortgage Facilities by the following individual:


Full Name : Er Chin Hock  
(As per NRIC)  
NRIC No. : 54538103D  
Mobile No. : 9091 5808  
Email Add. : brandoner@gmail.com  
Name of Agency : ERA Realty Network Pte Ltd  
(If referrer is an agent and as per Agency Listing in ShareOne)

**Signature of Borrower(s):**

  
Pi Dezhan  
S8375391I  
Date: 29 (DD) 03 (MM) 2012 (YYYY)

  
Zhu Yilin  
S8275735Z  
Date: 29 (DD) 03 (MM) 2012 (YYYY)

**Signature of Borrower(s) Verified By:**

  
Name: Andy Lim Kiah Hui  
Designation: New Business Manager  
Date: 29 (DD) 03 (MM) 2012 (YYYY)

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Date: 29 March 2012

## IMPORTANT INFORMATION

We set out below a summary of the key terms for the Mortgage Facilities that you have applied for:

1. After the loan has been disbursed, we will advise you of the exact amount of the first instalment and when it needs to be paid. If you wish to know your indicative full instalment amount, you may refer to your loan repayment schedule, found in the Appendix to this Facility Letter.
2. The Lock-In Period in relation to the Mortgage Facilities is 36 months from the date of first disbursement of the Mortgage Facilities or any part thereof.
3. There shall be a 1.50% partial redemption fee payable on the amount of the Mortgage Facilities prepaid during the Lock-In Period.

You may redeem your loan in part if you serve us 1 month's notice in writing or pay us 1 month's interest in lieu of notice. Your partial prepayment must be of a minimum of SGD10,000.

4. There shall be a 1.50% full redemption fee payable on the amount of the Mortgage Facilities redeemed during the Lock-In Period.

You may redeem your loan in full if you serve us 3 months' notice in writing or 3 months' interest in lieu of notice.

5. A cancellation fee of 1.50% shall be payable on the amount of the Mortgage Facilities cancelled or deemed cancelled by you after acceptance of our Facility Letter.
6. You must ensure that your loan repayment account has sufficient funds to pay your monthly instalment, as we will automatically debit your loan repayment account. If you have insufficient funds in your loan repayment account, we will charge you a late payment fee of SGD50, together with additional interest of 5.00% p.a. above our prime lending rate for the outstanding instalment amount plus accrued interest.
7. When you redeem your Mortgage Facilities, you will have to pay all fees (including legal fees) relating to the discharge of your Property.
8. If you default on your Mortgage Facilities, we will take appropriate action including legal action where necessary. This can include repossession and sales of the Property and placing a negative record on your credit bureau file to indicate your default. You will have to bear all costs arising from actions taken by us to recover any amount you owe to us.
9. You consent to us sharing your credit data with credit bureau or other regulators.
10. For assistance on your Mortgage Facilities, please call us at 1800 747 0123.

# OPTION TO PURCHASE

To: MS ZHU YILIN (S8275735Z)  
MR PI DEZHAN (S8375391)  
& or nominees

From: MR ALI CHAUDRA LIE  
MS MARIANI WIDJAJA

(hereinafter known as "the Purchaser")

(hereinafter known as "the Vendor")

Property known as: 37 JALAN SEMPADAN #03-07 (hereinafter known as "the Property")  
 Singapore 457466

In consideration of the sum of Singapore Dollars ELEVEN THOUSAND FIVE HUNDRED ONLY- (hereinafter known as "the Option Money"), received by the

Vendor from the Purchaser via cheque no. 000009 of RM Bank, the Vendor hereby grants the Purchaser this Option to Purchase the Property upon the terms set out below.

This Option shall expire at 4:00pm on the 11th day of APRIL 2012 (hereinafter called "the Expiry Date") and will be null and void if not Accepted on or before the Expiry Date and the Option Money paid hereunder will be forfeited to the Vendor and neither party shall, thereafter, have any claims against the other and each party shall pay its own costs in respect of this contract.

This Option shall be Accepted by the Purchaser by signing at the portion of this Option marked "Acceptance Copy" and delivering the same duly signed together with five percent (5%) (hereinafter known as "the Deposit") of the purchase price less the Option Money to the Vendor's Solicitor, Mrs. ENGELN TER PRACTICE LLC (Att: MICHAEL SEOW) who are authorised to acknowledge receipt of the deposit on or before the expiry date and to hold the balance of the deposit as stakeholders. The option money shall form part of the deposit.

## TERMS AND CONDITIONS

- The sale price shall be Singapore Dollars ONE MILLION, ONE HUNDRED AND FIFTY THOUSAND ONLY- (S\$ 1,150,000.00).
- The sale is subject to "The Singapore Law Society's Conditions of Sale ~~1997~~ 2012" so far as the same are applicable to a sale by private treaty and not varied by or inconsistent with the special conditions herein.
- The title to the Property shall be in order and properly deduced and the Purchaser shall not require the delivery or production of any deeds instruments documents or certificate of any nature of description not in the Vendor's possession.
- The Property is sold with vacant possession to be given on completion together with the fittings as per the attached inventory list. (Delete where inapplicable)
- The Property is sold subject to an existing Tenancy Agreement, comprised in the Tenancy Agreement dated                      annexed hereto. However, in the event that the Property falls vacant on or before the date of completion, the Purchaser shall be deemed to have accepted the Property as is, and the Purchaser shall not be entitled to any refund of the deposit or any other sum paid by the Purchaser in respect of the Property. (Delete where inapplicable)
- The Property is sold in its present state and condition on an "as is" basis and the Purchaser shall be deemed to be satisfied with the same. The Purchaser is treated as having notice of the actual state and condition of the Property as regards access, repair, light, air drainage and all other respects and is deemed to have inspected the Property and no warranty or representation on the part of the Vendor or the Vendor's agent or representative is given or to be implied as to the state, quality, fitness or anything whatsoever and accordingly the Purchaser shall not be entitled to make or raise any objection or requisition.
- The Sale and Purchase herein shall be completed and the balance of the purchase price shall be paid at the office of the Vendor's said Solicitor within THIRTEEN ( 13 ) weeks from the date of exercising of this Option.
- In the event the Purchaser is restricted, under the Residential Properties Act, from purchasing this property, this Sale is Subject to the Purchaser obtaining approval from the Controller of Residential Properties (Land Dealings Unit) for the purchase of the property. Should the Purchaser's application be unsuccessful, this Option to Purchase shall be null and void, in which event all monies paid by the Purchaser to the Vendor shall forthwith be refunded to the Purchaser without any interest with each party bearing its own costs. In the matter and neither party shall have any claim or demand against the other for costs, damages, compensation or otherwise. This application is to be made within NA days from the date of this Option.
- The Sale and Purchase herein is subject to satisfactory replies being received by the Purchaser from the usual government departments and Land Transport Authority. If any of the replies to such requisitions are unsatisfactory, the Purchaser may elect either to proceed with the purchase herein or rescind such purchase, and in the event that the Purchaser elects to rescind such purchase, the Vendor shall forthwith refund the Deposit without any interest thereon to the Purchaser, and thereafter neither party shall have any claims whatsoever against the other. For the purpose of this Clause "requisitions" shall include the usual enquiries customarily sent to the Public Works Department, Property Tax Department, Development Control Division, Building Control Division, Sewerage Department, Environment Health Department, Land Transport Authority and the Road and Drainage Interpretation Plans PROVIDED ALWAYS AND IT IS HEREBY AGREED THAT:
  - any reply to any of the requisitions including any Road or Drainage Interpretation Plans, which is not received by the Purchaser before the Completion Date, shall be deemed to be satisfactory;
  - no reply to any of the requisitions shall be deemed to be unsatisfactory if such a reply relates to any charges or notices affecting the Property which are capable of being rectified, discharged or complied with and are so rectified, discharged or complied with by the Vendor at the Vendor's expense on or before the Completion Date; and
  - any reply to any of the requisitions discloses that the Property is adversely affected by any notice which the Vendor is unable or unwilling to comply with shall be deemed to be unsatisfactory.
- any approved road, backlane or drainage lines reserves or proposals shall be considered unsatisfactory if such lines reserves or proposals affect the building line of the Property regardless of whether the same is adopted or safeguarded or is to be implemented before or after the completion date PROVIDED that if such lines reserves or proposals will be implemented only if there is re-development of the Property, then the reply shall not be considered unsatisfactory; and
- the Purchaser shall not make any objection if any road line or proposal of whatsoever nature or extent on the Road Interpretation Plan is marked under Category 5.

AND PROVIDED THAT, if there is a proposal or scheme which is to be implemented only if there is a redevelopment of the Property, then any such reply shall be deemed to be satisfactory.

The Property is sold subject to such restrictive and other covenants and conditions, party wall rights and other easements and reservations (if any) affecting the same but otherwise free from encumbrances.

10. "In the event a fresh Sale and Purchase Agreement is necessary to be executed between the Purchaser and the Developer of the Property on completion, the Vendor shall deliver to the Purchaser:

- the duly executed Deed of Assignment in favour of the Purchaser assigning all the Vendor's estate, right, title and interest under the original Sale & Purchase Agreement executed between the Vendor and the Developer, in the Property;
- the Fresh Sale & Purchase Agreement entered into between the Developer and the Purchaser at the cost and expense of the Purchaser;
- the confirmation of the amount of the purchase price mentioned in the said original Sale and Purchase Agreement that has been paid by the Vendor and that no progress payment or interest is due and payable by the Vendor to the Developer; and
- the Letter of Authority from the Vendor to Developer authorizing the Developer to credit all monies paid by the Vendor in respect of the Property, to the account of the Purchaser.

(e) the Purchaser shall bear the administrative and legal costs charged by the Developer for the issuance of the said Fresh Sale & Purchase Agreement.

(f) the Vendor shall comply with all notices or request for payment or progress instalments under the said original Sale and Purchase Agreement due for payment before the actual date of completion. (Clause 10 to be deleted for completed properties)

11. The Vendor hereby confirms that the Vendor's solicitors abovementioned have been appointed as the Vendor's agents for the collection of the balance of the purchase price and any other monies due under this Agreement. The Vendor acknowledges that payment to any mortgages or charges of the said property and payment to the Vendor's solicitors or payment as directed by the Vendor's solicitors shall constitute a full discharge of the payment obligations of the Purchaser to the Vendor.

12. In consideration of "DTZ Debanhan Tie Leung (SEA) Pte Ltd / DTL Property Network The Ltd ("The Estate Agents") services in introducing the Purchaser to the Vendor to purchase the Property, the Vendor hereby agrees to pay the estate agent a commission of                      % of the sale price amounting to S\$                      upon completion of the Sale and Purchase herein and the Vendor's solicitors will accept this as the Vendor's irrevocable authority to retain the commission from the sale proceeds and to pay the same direct to the estate agent upon the completion of the sale herein. The Vendor shall pay the prevailing GST together with the said commission.

13. The property is sold subject to there being no notices of intended acquisition or acquisition in whole or in part by the Government or other Competent Authority and in the event of the Government or other Competent Authority giving notices of such intended acquisition (in whatever manner and form) / or acquiring the property whether in whole or in part before the actual date of completion of the Sale and Purchase herein, the Purchaser may in his discretion (but it shall not be an obligation on his part to do so) rescind this Agreement and annul the Sale and Purchase of the property and the Vendor shall forthwith refund to the Purchaser the deposit paid hereunder free of interest and thereupon this Agreement shall forthwith be deemed null and void and neither party shall then have any claim or demand against the other whether for cost damages compensation or otherwise.

14. Notwithstanding the completion of the Sale and Purchase herein, the terms and conditions herein shall remain in full force and effect as between the Vendor and Purchaser insofar as the same are not fulfilled and shall not merge in the assurance of the Property by the Vendor to the Purchaser on completion of the Sale and Purchase herein.

15. This contract shall be subject to the laws of the Republic of Singapore and the parties herein submit themselves to the jurisdiction of the Singapore Courts.

16. In this Agreement where the context so admits:

- the expression "the Vendor" includes the personal representatives of and/or the persons deriving title under the Vendor. Where the express "the Vendor" describes more than one person, all covenants, terms, conditions and undertakings made by such persons are made jointly and severally.
- the expression "the Purchaser" includes the personal representatives of and/or the persons deriving title under the Purchase. Where the expression "the Purchaser" describes more than one person, all covenants, terms, conditions and undertakings made by such persons are made jointly and severally.

Dated this 28th day of MARCH 2012

Signature of Vendor  
 Name: MR ALI CHAUDRA LIE  
 NRIC No.: U-965989

Signature of Purchaser  
 Name: SEET YIN SEUNG  
 Salesperson Registration No.: R020113A

INWe                      (NRIC No.                     )

or                      (NRIC No.                     ) Singapore

as purchaser(s) hereby accept the above offer and agree to purchase the above property upon the terms and conditions abovementioned this

Signature of Purchaser  
 Name:                       
 NRIC No.:                     

Signature of Salesperson  
 Name:                       
 Salesperson Registration No.:                     

\* Delete if not applicable

Important!  
 This is a standard document which may not be appropriate for use in all cases. DTZ and its associated companies disclaims any liability whatsoever arising from the use of this document. When in doubt seek legal advice from your solicitor.