

**Dear Customer,**

This Product Disclosure Sheet (PDS) provides you with key information on your home financing-i.

Other customers have read this PDS and found it helpful; **you should read it too.**

Date: 01/02/2026

**1 What is HomeSmart-i?**

HomeSmart-i is an Islamic property financing facility offered to either completed or under construction property. This Facility is calculated based on variable rate with rental calculated on daily rest basis and you are pledging the property as a security. It allows you to prepay and redraw the payments at any time.

What is the Shariah concept applicable?

• **For Completed Property:** The Shariah concept applicable is Diminishing Musharakah (Co-ownership). Diminishing Musharakah involves three underlying contracts independent from each other, those are: (i) co-ownership, (ii) lease, and (iii) purchase.

• **For Property Under Construction:** You will execute Diminishing Musharakah Arrangement first for the purpose of acquiring the property. Then, the Istisna agreement followed by the Ijarah Agreement (as a forward lease) will be applicable during the construction period.

**2. Know Your Obligations**

For this HomeSmart-i, **as an illustration:**

• Your financing amount:	<b>RM</b>	<b>350,000.00</b>
• Your monthly payment:	<b>RM</b>	<b>1,549.71</b>
• Your financing tenure:		<b>35 years</b>
• Standardised Base Rate (SBR)*:		<b>2.75 % p.a</b>
• Effective lease rental rate:		<b>4.0 % p.a</b>
In total you will pay <b>RM 650,878.87</b> at the end of 35 years.		

**It is your responsibility to:**

Read and understand the **key terms** in the **contract** before you sign it.



Pay your monthly payment timely and in full for 35 years. Speak to us if you wish to settle your financing earlier.

**You also have to pay the following fees and charges:**

- Stamp duty: **As per the Stamp Duty Act 1949 (Amended 1989).**
- Monthly Service Fee: **RM 10 (and applicable tax, if any) per month throughout the tenure of the financing.**
- Additional Rental Charges: RM 40 per month as utilization fee [average outstanding balance (including any usage of redrawal facility) divided by current month financing limit] for the month is less than 50% of the financing amount. Additional rental charges will only be charged for the first 5 years of the financing (i) from the date of full disbursement of the financing; or (ii) your first monthly payment date, whichever earlier.
- Late payment charge: **1% p.a.** on the amount in arrears.



Ensure you can afford to **pay a higher monthly payment** if the Overnight Policy Rate (OPR) rises.



**Contact us immediately**, if you are unable to pay your monthly payment.

Note: The full fees and charges are in HSBC Amanah website under Tariffs & Charges.

\*The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR.

**3. Know Your Risks****What happen if you fail to pay your monthly payment?**

1. You **pay more in total** due to late payment charges, arrears and any accrued rental due to the bank [if relevant].
2. We may **deduct** money from a savings/ current account you have with us to set-off your financing balance.
3. We may **foreclose** your property or **take legal action** against you.
4. Your **credit score** may be affected, leading to credit being more difficult or expensive to you.

**Your monthly payment may increase during the tenure of your financing**

The SBR may increase due to a rise in the OPR set by the Bank Negara Malaysia. An increase in SBR means that you have to pay a higher monthly payment.

	<b>Current Rate</b>	<b>Rate increase by</b>	<b>Rate increase by</b>
	<b>SBR = 2.75%</b>	<b>1%</b>	<b>2%</b>
Monthly payment	RM1,549.71	RM1,766.41	RM1,995.66
Total rental cost	RM300,878.87	RM391,890.88	RM488,178.87
Total payment	RM650,878.87	RM741,890.88	RM838,178.87

**4. Other Key Terms**

- Lock-in period: **36** months from the date of first disbursement of the Facility.
- Early settlement charges: 1.75% X Facility Amount X Number of remaining months within the Lock-in Period  
Total Lock-in Period in months
- If you prepay the monthly payment, the redrawal amount depends on the available HomeSmart-i facility limit and tenure. You do not need to give notice to prepay or redraw, and there are no change for redrawal.
- You are to take adequate takaful protection for the property against loss or damage by fire, lightning, flood, earthquake, riot and strike, malicious damage, explosion and other relevant risks up to the replacement cost, for so long as the Facility is outstanding from any licensed and reputable takaful operators with the interest in the takaful certificate vested in the Bank as chargee/assignee.
- Agensi Kaunseling dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals.

**If you have any questions or require assistance on your home financing, you can:**

 Call us at: 03-2075-6235	 Visit us at: www.hsbcamanah.com.my or HSBC Amanah / HSBC Bank Malaysia Berhad	 Email us at: complaints@hsbc.com.my
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**CUSTOMER'S ACKNOWLEDGEMENT \***

Ensure you are filling this section yourself and aware of what you are placing your signature for.

- I acknowledge that HSBC Amanah / HSBC Bank has provided me with a copy of the PDS.
- I have read and understood the key information contained in the PDS.

\* A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.

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 Date:

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