

# Key Facts Statement (KFS) for Residential Mortgage Loan

*Nanyang Commercial Bank, Limited (“the Bank”)*

*Residential Mortgage Loan (for Personal Customers)*

*6<sup>th</sup> July 2020*

**This product is a residential mortgage loan.**

**This KFS provides you with indicative information about interest, fees and charges of this product but please refer to our offer letter for the final terms of your residential mortgage loan.**

## Interest Rates and Interest Charges

<b>Annualised Interest Rate</b>	For a loan amount of HK\$3 million:	
	<b>Loan Tenor</b>	30 years
	<b>Annualized interest rate (or range of annualized interest rates) based on the Bank’s Best Lending Rate (BLR)</b>	2.5% - 2.85% below the Bank’s HKD Prime
	<b>Annualized interest rate (or range of annualized interest rates) based on the Bank’s 1-month HIBOR</b>	1.7% - 3.15% over the Bank’s 1-month HIBOR

<b>Annualised Overdue / Default Interest Rate</b>	<p>Default interest is chargeable at the higher of (i) 6% over HKD Prime and (ii) the Bank’s cost of funds</p> <p>The Bank reserves the right to charge default interest (before as well as after judgment) on a day to day basis on any sum which is not paid when due.</p> <p>If an instalment or interest payment is overdue, default interest shall be calculated from the due date of the relevant instalment or interest payment on a daily basis up to the day on which actual payment in full has been made.</p> <p>For details, please refer to the relevant sections of “General Terms and Conditions for Mortgage Loan Facility” provided by the Bank.</p>
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## Monthly Repayment Amount

<b>Monthly Repayment Amount</b>	For a loan amount of HK\$3 million:	
	<b>Loan Tenor</b>	Up to 30 years
	<b>Monthly repayment amount for the annualised interest rate based on the Bank’s BLR above</b>	HK\$ 11,315 to HK\$ 11,854 (Assume the Bank’s HKD Prime is 5%)
	<b>Monthly repayment amount for the annualised interest rate based on the Bank’s 1-month HIBOR above</b>	HK\$ 10,939 to HK\$ 13,221 (Assume the Bank’s 1-month HIBOR is 0.2%)

## Fees and Charges

<b>Handling Fee</b>	<p>0.5% of loan amount (Subject to a minimum of HK\$1,000 equivalent) will be charged when a customer applies for a residential mortgage loan</p> <p>HK\$ 1,000 per item will be charged when a customer requests for change of term(s) of the residential mortgage loan</p>
<b>Late Payment Fee and Charge</b>	<p>Apart from default interest, the Bank reserves the right to charge HK\$500 on each time when the borrower fails to make a payment on its due date. In addition, if the Bank shall determine in its absolute discretion that it is necessary to instruct lawyers to issue letter of demand to the borrower or to take any other recovery action against the borrower after the borrower has failed to make any payment on its due date, the Bank shall have the right to recover all the legal costs of reasonable amount and reasonably incurred by the Bank and the borrower shall be obliged to pay such costs to the Bank upon demand.</p> <p>For details, please refer to the relevant sections of "General Terms and Conditions for Mortgage Loan Facility" provided by the Bank.</p>
<b>Prepayment / Early Settlement / Redemption Fee</b>	<p><u>Prepayment in full:</u> 2% of the original loan amount will be charged when the borrower fully prepays the loan within the first year of repayment; 1% of the original loan amount will be charged when the borrower fully prepays the loan within the second year of repayment.</p> <p><u>Prepayment in partial:</u> 1% of the prepaid loan amount will be charged when the borrower partially prepays the loan within the first year of repayment.</p> <p>In addition, 1-month interest (based on repayment amount) will be charged if you fully or partially repay the loan with less than 1 month's prior notice.</p>

## Additional Information

### Other relevant Fees and Charges:

<b>Custody of Non-discharged Deeds after Full Repayment</b>	HK\$3,000 per year
<b>Lease Consent Letter on Charged Property</b>	HK\$1,000 per letter (plus legal cost, if any)
<b>Re-issuance of Notice for Repayment Schedule</b>	HK\$100 per copy
<b>Re-issuance of Annual Statement of Instalment Loan Account</b>	HK\$100 per copy
<b>Confirmation of Mortgaged Property and Account Balance</b>	HK\$200 per copy (HK\$20 for each subsequent copy issued simultaneously)
<b>Re-issuance of Confirmation of Mortgage / Notice for Repayment Schedule for the Mortgage Subsidizing Scheme of Hospital Authority / Government</b>	HK\$100 per copy
<b>Change of Mortgage Scheme from "All-You-Want" Mortgage Scheme / "Smart" Mortgage Scheme to other mortgage scheme (or vice versa)</b>	HK\$2,000 for each application
<b>Provision of Duplicate Copy of Deeds / Documents</b>	HK\$200 per Property Title deed; HK\$50 per page for other documents
<b>Handling Fee for Government Rate/Management Fee Payment</b>	HK\$500 for each time
<b>Administration Fee for adoption of the Reinstatement Value of the mortgaged property as the insured amount of Fire Insurance Policy (Applicable for Inception of Fire Insurance, Revise of sum insured or Renewal of Fire Insurance)</b>	HK\$1,000 for each time

**Key Facts Statement (KFS) for Residential Mortgage Loan**  
**Nanyang Commercial Bank, Limited (“the Bank”)**

*Residential Mortgage Service of Greater Bay Area (for Personal Customers)*  
*6<sup>th</sup> July 2020*

<p><b>This service is a residential mortgage loan.</b>  <b>This KFS provides you with indicative information about interest, fees and charges of this service but please refer to our offer letter for the final terms of your residential mortgage loan.</b></p>							
Interest Rates and Interest Charges							
Annualized Interest Rate	For a loan amount of HK\$3 million:						
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	Loan Tenor	30 years					
Annualized interest rate based on the Bank’s Best Lending Rate (BLR)	The Bank’s HKD Prime						
Annualized interest rate based on the Bank’s 1-month HIBOR	Not Applicable						
<p>Default interest is chargeable at the higher of (i) 6% over the Bank’s HKD Prime and (ii) the Bank’s cost of funds</p> <p>The Bank reserves the right to charge default interest (before as well as after judgment) on a day to day basis on any sum which is not paid when due.</p> <p>If an instalment or interest payment is overdue, default interest shall be calculated from the due date of the relevant instalment or interest payment on a daily basis up to the day on which actual payment in full has been made.</p> <p>For Details, please refer to the relevant sections of “General Terms and Conditions for Mortgage Loan Facility” provided by the Bank.</p>							
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	Loan Tenor	30 years					
Monthly repayment amount for the annualized interest rate based on the Bank’s BLR above	HK\$16,105 (Assume the Bank’s HKD Prime is 5%)						
Monthly repayment amount for the annualized interest rate based on the Bank’s 1-month HIBOR above	Not Applicable						
Fees and Charges							
Handling Fees	HK\$ 1,000 per item will be charged when a customer requests for change of term(s) of the Residential Mortgage Service of Greater Bay Area.						
Late Payment Fees and Charge	<p>HK\$500 per late payment (plus legal cost, if any)</p> <p>Apart from default interest, the Bank reserves the right to charge the Borrower Default Administrative Charges of HK\$500 or such other amount as determined by the Bank from time to time, on each time when the Borrower fails to make a payment on its due date. In addition, if the Bank shall determine in its absolute discretion that it is necessary to instruct lawyers to issue letter of demand to the Borrower or to take any other recovery action against the Borrower after the Borrower has failed to make any payment on its due date, the Bank shall have the right to recover all the legal costs of reasonable amount and reasonably incurred by the Bank and the Borrower shall be obliged to pay such costs to the Bank upon demand.</p> <p>For details, please refer to the relevant sections of “General Terms and Conditions for Mortgage Loan Facility” provided by the Bank.</p>						

Prepayment / Early Settlement / Redemption Fee	<p><u>Prepayment in full:</u> 3% of the original loan amount will be charged when the borrower fully prepays the loan within the first year of repayment; 2% of the original loan amount will be charged when the borrower fully prepays the loan within the second year of repayment; 1% of the original loan amount will be charged when the borrower fully prepays the loan within the third year of repayment.</p>
	<p><u>Prepayment in partial:</u> 3% of the prepaid loan amount will be charged when the borrower partially prepays the loan within the first year of repayment; 2% of the prepaid loan amount will be charged when the borrower partially prepays the loan within the second year of repayment; 1% of the prepaid loan amount will be charged when the borrower partially prepays the loan within the third year of repayment.</p> <p>In addition, 1-month interest (based on repayment amount) will be charged if you fully or partially repay the loan with less than 1 month's prior notice.</p>

#### Additional Information

- The minimum loan amount is HK\$1 million.
- Other relevant Fees and Charges:

Custody of Non-discharged Deeds after Full Repayment	HK\$3,000 per year
Re-issuance of Notice for Repayment Schedule	HK\$100 per copy
Re-issuance of Annual Statement of Instalment Loan Account	HK\$100 per copy
Confirmation of Mortgaged Property and Account Balance	HK\$200 per copy (HK\$20 for each subsequent copy issued simultaneously)
Provision of Duplicate Copy of Property Ownership Certificate/Real Estate Ownership Certificate or other documents copies	Property Ownership Certificate or Real Estate Ownership Certificate : HK\$200 per copy Other documents : HK\$50 per page
Administration Fee for adoption of the Reinstatement Value of the mortgaged property as the insured amount of Fire Insurance Policy (Applicable for Inception of Fire Insurance, Revise of sum insured or Renewal of Fire Insurance)	HK\$1,000 for each time
- Customers are responsible to pay for the Mainland China Real Estate Registration Centre property registration fees, solicitors, valuation report provided by property valuation agencies on the approved lists of the Bank and other related fees which are determined by relevant organizations.
- Exchange rate warning  
Exchange raterisk arises when the loan currency is different from the currency in which customers settle the property purchase. The expected transaction amount of the property purchase may not be fully covered by the loan amount in the event that the loan currency depreciates and the currency of the property purchase appreciates.
- Due to the differences in policies and regulations between the property location and Hong Kong, prior to making a loan arrangement, customers should only borrow if customers have the financial means to cope with potential risks that may arise from changes in the political, economic and market conditions. Customers shall consult their independent financial adviser for advice.