

Key Facts Statement (KFS) for Residential Mortgage Loan

Residential Mortgage Instalment Loan (For Individual)

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| <p>This product is a Residential Mortgage Loan.</p> <p>This KFS provides you with indicative information about interest, fees and charges of this product but please refer to our facility letter for the final terms of your residential mortgage instalment loan.</p> | | | | | | | |
| <p>Interest Rates and Interest Charges</p> | | | | | | | |
| <p>Annualised Interest Rate ^a</p> | <p>For a loan amount of HK\$3,000,000</p> <table border="1" style="width: 100%;"> <tr> <td>Loan Tenor</td> <td>30 years</td> </tr> <tr> <td>Annualised interest rate based on the Bank's Best Lending Rate (BLR)</td> <td>Interest is to be charged at a minimum of Prime Rate – 2.75% p.a.</td> </tr> <tr> <td>Annualised interest rate based on the Bank's 1-month HIBOR</td> <td>Interest is to be charged at a minimum of 1-month HIBOR + 1.4% p.a. with a cap at Prime Rate – 2.75% p.a.</td> </tr> </table> | Loan Tenor | 30 years | Annualised interest rate based on the Bank's Best Lending Rate (BLR) | Interest is to be charged at a minimum of Prime Rate – 2.75% p.a. | Annualised interest rate based on the Bank's 1-month HIBOR | Interest is to be charged at a minimum of 1-month HIBOR + 1.4% p.a. with a cap at Prime Rate – 2.75% p.a. |
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| <p>Annualised Overdue Interest Rate</p> <ul style="list-style-type: none"> For loans in HK Dollars or in US Dollars: 4% p.a. over Prime Rate on the overdue amount, calculated on daily and simple interest basis, with a minimum charge of HK\$100 or its equivalent. For loans in any foreign currencies (excluding US Dollars) and any loan under the Government Home Assistance Loans Schemes, Government Home Purchase Loan Schemes, Participation Loans against Deposit and Home Ownership Scheme (before Phase 14A): 4% p.a. over the loan interest rate on the overdue amount, calculated on daily and simple interest basis, with a minimum charges of HK\$100 or its equivalent. | | | | | | | |
| <p>Monthly Repayment Amount</p> | | | | | | | |
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| <p>Fees and Charges</p> | | | | | | | |
| <p>Handling Fee ^c</p> | <p>For application: Waived</p> <p>For amendment of the Loan Repayment Method / Instalment Amount / Terms: HK\$1,000 per item</p> | | | | | | |
| <p>Late Payment Fee and Charge</p> | <p>HK\$400 (excluding the handling fee for failed auto-pay due to insufficient funds in account) for each overdue repayment</p> | | | | | | |

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| Prepayment / Early Settlement / Redemption Fee ^c | Partial prepayment: HK\$1,000 per request Early Full Prepayment ^d : From 1% to 3% on loan amount for the 1 st year |
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Additional Information

1. The loan is to be repaid by instalments, each inclusive of interest commencing one month after the draw-down date.
2. The basis of a 365-day year is used for the calculation of loan interest for Hong Kong Dollars, Sterling Pounds and Singapore Dollars, while for other currencies, the basis of a 360-day is used.
3. The basis for the calculation of interest in leap years is the same as that in ordinary years.
4. Applicants are required to indicate their acceptance of the facility(ies) by signing and returning the duplicate of Facility Letter duly signed by them and the relevant party(ies), if any, within 14 days from the date of the letter, failing which the offer in the Facility Letter will lapse unless otherwise agreed to by the Bank. A cancellation fee of HK\$3,000 will be charged if the applicant cancels the loan after acceptance of Facility Letter.
5. The Bank, at any time, may demand immediate payment of the instalment loan in full, together with all accrued interest, fees and charges in connection with the instalment loan.
6. In the event of default, the Bank may, at any time without prior notice, combine or consolidate all or any of accounts held by borrower solely or jointly with other person(s)/company(ies) and set off any credit balance in any such accounts against the actual or contingent liabilities due to the Bank whether joint or several, present or future, actual or contingent and primary or collateral.
7. Applicants have the right to employ separate solicitors to represent themselves, but solicitors that are not on the Bank's approved solicitor list would be subject to the approval of the Bank and is at the Bank's sole discretion. If separate solicitors are employed, applicants will have to provide indemnity to the Bank and to pay for the legal expense of both the solicitor who represents themselves and the solicitor who represents the Bank.
8. Applicants can employ insurers (provided that the insurers are the member companies of The Hong Kong Federation of Insurers) to insure the properties against fire or other serious damage. A master fire insurance policy may also be accepted by the Bank. The fire insurance policy must include "MORTGAGEE" clause; the "REMOVAL OF DEBRIS" clause and the "PROFESSIONAL FEES" clause with each of the last two clauses covering 5% of the total sum insured. The insured amount shall be agreed by applicants and the Bank including, for example, the option of selecting the original loan amount or the current loan amount or the reinstatement cost of the property determined by the Bank from time to time or other amount, etc. All fees and costs so incurred will be borne by the applicants. If the fire insurance policy is arranged by the applicants, the Bank will charge an administrative fee of HK\$350 per policy per annum.

Notes:

- a. Annualised interest rate is quoted for reference only and the actual interest rate is determined on a case-by-case basis.
- b. The calculation of Monthly Repayment Amount is based on the Bank's HKD Prime Rate of 5.25% p.a. or 1-month HIBOR of 1.80179% p.a. as at 5 November 2019. You may also contact our branch staff for the latest Prime Rate and HIBOR of the Bank.
- c. Not applicable to housing schemes under the Hong Kong Housing Authority.
- d. Fee for early full prepayment is quoted for reference only and the actual fee is determined on a case-by-case basis.

In case of any discrepancy between the Chinese and English versions, the English version shall prevail.

To borrow or not to borrow? Borrow only if you can repay!