

CONVENTIONAL LOANS

FAQ – Loan Documents (applicable to individual borrowers only)

Kindly refer to the table below in relation to provisions in the (a) housing loan documents; and documents relating to property charged / assigned to us (“**Security Documents**”).

| No | Question | Answer |
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| 1. | In what circumstances, the costs and expenses incurred for the valuation of the property will be charged to the borrower and/or security party if it is conducted by the valuers based on the Bank’s request? | <p>The costs and expenses will be borne by the borrower and/or the security party if:-</p> <p>(a) the valuation is conducted for the purpose of disposing, selling or foreclosing the property; or</p> <p>(b) in any other circumstances as provided in the Letter of Offer between the Bank and the borrower. Example: Valuation conducted upon completion of the property for construction loan.</p> <p>Construction loan refers to any banking facilities granted by the Bank to finance the construction cost of the property which is to be built on a land. It does not refer to any financing given by the Bank for purchase of a property from developer which has yet to be completed.</p> <p>If the valuation is conducted for any other purposes (other than the purpose stated above), it will be borne by the Bank.</p> |
| 2. | If a valuation report on the property is to be provided by the borrower prior to the disbursement of the banking facilities, who will bear the costs? | The borrower is responsible to procure a valuation report on the property, failing which the Bank will not disburse the banking facilities. All costs in relation to the valuation report will be borne by the borrower. |
| 3. | In what circumstances, the costs and expenses incurred for the inspection of the property will be charged to the borrower and/or security party if it is conducted by any agents based on the Bank’s request? | <p>The costs and expenses will be borne by the borrower and/or the security party if:-</p> <p>(a) the inspection is conducted for the purpose of disposing, selling or foreclosing the property; or</p> <p>(b) in any other circumstances as provided in the Letter of Offer between the Bank and the borrower. Example: Inspection conducted on the progress of the construction for construction loan.</p> |

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|----|--|--|
| | | <p>Construction loan refers to any banking facilities granted by the Bank to finance the construction cost of the property which is to be built on a land. It does not refer to any financing given by the Bank for purchase of a property from developer which has yet to be completed.</p> <p>If the inspection is conducted for any other purposes (other than the purpose stated above), it will be borne by the Bank.</p> |
| 4. | <p>What are the types of searches where the borrower and/or the security party are liable to pay the charges?</p> | <p>The borrower and/or the security party will be liable to pay for the charges incurred for bankruptcy and winding up searches.</p> <p>For credit related searches, the borrower and/or the security party are not liable to pay for the charges incurred.</p> |
| 5. | <p>What is the extent of the applicability of the indemnity clause in the housing loan documents and/or Security Documents?</p> | <p>Any indemnity provided by the borrower and/or security party is applicable only to the extent permissible by law and provided that there is no gross negligence or wilful misconduct by the Bank.</p> |
| 6. | <p>Would the Bank disclose the borrower's and/or the security party's information to any person whom the Bank deems that such disclosure is in its interest?</p> | <p>No unless the borrower and/or the security party have provided the consent to the Bank for such disclosure.</p> |