

A. Your financing need:			
Name of customer			
Name of the product	Muskun Home Financing		
Type of Product			
Financing Amount	Rs. _____/-		
Term of Finance	xx Years		
Profit Type	Variable- Rate to be revised on every anniversary of financing.		
Financed Amount to value Ratio	_____ %		
B. Estimated cost of this financing:			
Annual Percentage Rate (APR)	Rental Rate 12.99% fixed for first 3 years (after rate will be applicable (KIBOR +3%))		
What profit/Rental (fixed/variable) will you be charged approximately?*	<b>Amount</b>	<b>Rate</b>	
	Rs. _____/-	12.99%	
	Installments will be revised annually, based on change in One year KIBOR. However, spread will remain same throughout the tenure. Suppose a customer pays a Rental of Rs. 10,000 per month at 10%, its per month installment may decrease by Rs. 1,000 with 1% decrease in rate.		
What other charges will you have to pay?	Property valuation Charges, Property Legal charges, Income estimation, Musharakah Documents as per Schedule of Charges (SOC)		
What will be the monthly installment payable?	Monthly Installment will comprise of Property Takaful, Rental payments and Musharakah Unit Purchase Price Musharakah Unit Purchase price will remain fixed, however, rental portion will vary as discussed above*		
What total amount will you pay for the Financing?	Rs. _____/-		
	<i>(Tentative as One Year Kibor may be upward or downward after every year)</i>		
When will the existing variable profit rate as per finance agreement expire	Only Rentals will be revised on the basis of Rate Revision letter which is sent to the customer on Mortgage property address after every one year from the Disbursement date due to change of Kibor rate		
When will the profit rate as per finance agreement be renewed	After every one year from the disbursement date. New rental schedule will be executed at the time of each renewal.		
What additional documents will be required for renewal of finance agreement?	Not Applicable.		
C. Early payments:			
Can you repay loan/finance before the Maturity?	Yes, before completion of 12 months with extra charges		
How can you repay loan/finance before the Maturity?	Contact BankIslami's 24/7 Phone Banking team at 111-ISLAMI (111-475264), obtain Outstanding amount payable, make payment in favor of BIPL & Collect NOC after 7 working days		
Will you have to pay any additional amount/charges for pre payment/ early retirement of the loan/finance?	If settlement is made before completion of 12 months, Musharakah Units will be sold at a price of 5% higher than the Agreed Unit Purchase Price.		
D. Default/late payment information:			
What if you fail to fulfill your repayment Obligations?	Starting from SMS Alert from our Bank to the customer to intimate overdue installments and also continuous follow-up with the customer through phone calls along with intensive follow-up through visit to the customer residence and Business / Job place, which is approx 3- months procedure. An Intimation letter is sent after overdue of 2 <sup>nd</sup> Rental (60+ DPD). If the customer still does not fulfill the repayment obligation, then the case is forwarded to our Legal counsel for further procedure		
What penalty will you be charged for not repaying on time?	<b>Default Charges</b>	<b>Rate Applied</b>	<b>Detail of Computing late payment / default charges</b>
	a.) Charity on Profit/ Rental Outstanding	24% per annum /per day on specific month's Rental & Current rate to be charge on overdue Musharakah Units / Principal portion	Charity is on outstanding amount.
	b.) Additional Rental on Outstanding Units	Transaction Rate	Late payments will increase your payable amount and ECIB credit history will be negative
E. Other material information:			
What takaful/insurance avenues do you have?	Mortgage over property alongwith original property documents with property Takaful as per SBP Prudential Regulation from BIPL panel approved Insurance / Takaful Company		

<b>What happens in case of death of borrower(s)?</b>	In case of death, the Bank will obtain consent of next of kin (after court decision) regarding continuation of facility and may be continued with mutual consent. In case of termination of facility, the Bank will share with next of Kin of customer the amount of sale proceeds as per ownership sharing ratio after the adjustment/deduction of any outstanding rental amount and other charges.
<b>What are the guarantor's obligations?</b>	In case of Personal guarantee, the guarantor needs to ensure realization of payments due and / or settlement of Outstanding in case of default
<b>What documents will be provided to you?</b>	Copy Sanction Letter, Musharakah Financing Agreements I.e Shirkat ul Milk Agreement, Asset Purchase Agreement (If applicable), DP Notes, Undertaking to Sell of Musharakah Units, Undertaking to Purchase of Musharakah Units, GPA, MOTD and PG's
<b>You Must Know</b>	
<b>How can you get assistance or make a complaint?</b> <b>BankIslami Pakistan Limited</b> Helpline: 021-111-475-264 Email: care@bipl.io Website: <a href="https://bankislami.com.pk/">https://bankislami.com.pk/</a>  <b>State Bank of Pakistan- SBP SUNWAI:</b> In order to resolve customer complaints, SBP has developed a Portal and Mobile App namely 'SUNWAI- a customer complaint management service' with an aim to facilitate customers in the lodgment of their complaints with the Banks/DFIs/MFBs. SUNWAI Email: <a href="https://sunwai.sbp.org.pk/">https://sunwai.sbp.org.pk/</a> . Tutorial on complaint registration: <a href="https://complaint.sbp.org.pk/about-us.html">https://complaint.sbp.org.pk/about-us.html</a> Contact No: +92 (21) 111-727-273	<b>If not resolved in 30 days or If you are not satisfied with our response, you may contact:</b> <b>Banking Mohtasib Pakistan:</b> Karachi Secretariat Banking Mohtasib Pakistan Secretariat 5th Floor, Shaheen Complex, M R Kiyani Road, Karachi. Telephone: +9221-99217334 Facsimile: +9221-99217375 E-mail: <a href="mailto:info@bankingmohtasib.gov.pk">info@bankingmohtasib.gov.pk</a>
<b>Warning</b>	Failure to maintain your monthly rental payments may lead to the termination of the agreement and the eventual repossession of the property by the Bank.
<hr style="width: 20%; margin-left: auto; margin-right: 0;"/> <b>Customer's Signature and Date</b>	<hr style="width: 20%; margin-left: auto; margin-right: 0;"/> <b>Authorized Banker's Signature, Stamp and Date</b>