

A. Your financing need:		
Name of Customer		
CNIC/NIC of Customer		
Name of the product	WAZIR-E-AZAM APNA GHAR PROGRAM - GHAR HO TU APNA	
Type of Product	<p>(Purchase of house/flat, Construction on already owned plot, Purchase of plot and construction of house)</p> <p>Two-tranche disbursement mechanism approved for construction cases: 1) Completion of grey structure construction. 2) Completion of construction.</p>	
Size of Housing Unit	- House of upto 10 Marla / 2720 sq.ft. - Flat/Apartment of up to 1500 sq. ft. area.	
Financing Amount	Rs. _____/-	
Term of Finance	xxx years	
Profit Type	After 10 years, your monthly installment may increase or decrease every year depending on relevant KIBOR changes	
Financed Amount to value Ratio	_____% (Financing to Value Ratio *= Mortgaged Amount/Appraised Value of the Property.) (Minimum contribution from customer 10%)	
B. Estimated cost of this financing:		
Annual Percentage Rate (APR)	5% for first 10 years & for financing exceeding 10 years, 1 Year KIBOR+300BPS will be applicable for the period exceeding 10 years. After 10th year, rate will be subject to revision on annual basis.	
What profit/Rental (fixed/variable) will you be charged approximately?*	Amount	Rate
	PKR _____/- to be paid per month.	5% for first 10 years & for financing exceeding 10 years, 1 Year KIBOR+300BPS will be applicable for the period exceeding 10 years.
What other charges will you have to pay?	Legal opinion charges, Valuation charges and Musharakah Agreement charges	
What will be the monthly installment payable?	Monthly Installment will comprise Rental payments, Takaful (which can be recoverable from customer in the form of rental) and Musharakah Unit Purchase Price. Musharakah Unit Purchase price and rental portion will vary, however Monthly Installment will remain the same.	
What total amount will you pay for the Financing? (Muskun + Life Takaful)	Rs. _____/- Musharakah + Rental Rs. _____/- Takaful in first year	
When will the existing variable rental rate as per finance agreement expire?	After every 10 Years variable rental rate will be revised.	
When will the Rental rate as per finance agreement be renewed?	At the end of 10th year, then after 10 th year, rental rate will be subject to revision on annual basis and will be communicated thereafter.	
C. Early payments:		
Can you pay financed amount before the Maturity?	Musharakah units will be sold at the outstanding Musharakah unit price plus any unrecovered Takaful charges or any other outstanding charges.	
Early Payment/Unit Purchase Option	NIL Note: One year grace period requirement for Diminishing Musharakah - Sale and Leaseback (DM-SLB) transactions shall be complied with.	
How can you pay financed amount 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. Customer can also visit the Branch for payment.	

<p>Will you have to pay any additional amount/charges for pre payment/ early retirement of the financed amount?</p>	<p>In case of early payment, bank will not charge additional Unit Purchase Price to the customer.</p>		
<p>D. Default / Late payment information:</p>			
<p>What if you fail to fulfill your payment Obligations?</p>	<p>The recovery process initiates with a formal SMS notification upon the first instance of default. This is followed by a structured telephonic follow-up and, where necessary, field visitations to the customer's registered residence or place of employment to establish contact and assess repayment capacity. This administrative recovery phase spans approximately 90 days. Upon an account reaching 60+ Days Past Due (DPD)—equivalent to two consecutive missed installments—a formal Intimation Letter (Notice of Default) is dispatched. Failure to cure the default within the stipulated time-frame results in the case being escalated to the Legal Department for the initiation of recovery litigation or enforcement of security.</p>		
<p>What additional amount will you be charged for not paying on time?</p>	<p>Default Charges</p>	<p>Rate Applied</p>	<p>Detail of Computing late payment / default charges</p>
	<p>a.) Charity on Rental Outstanding</p>	<p>14% per annum /per day on specific month's Rental.</p>	<p>Charity is on outstanding amount.</p>
<p>b.) Additional Rental on Outstanding Units</p>	<p>Current rate to be charged on overdue Musharakah Units (Additional Rental)</p>	<p>Late payments will increase your payable amount and ECIB credit history will be negative</p>	
<p>E. Other material information:</p>			
<p>What takaful avenues do you have?</p>	<p>Mortgage over property along with original property documents with property Takaful as per SBP Prudential Regulation from BIPL panel approved Takaful Company</p>		
<p>What happens in case of death of customer (s)?</p>	<p>Process for a deceased customer(s) is given below: 1. The legal heirs of Customer(s) will be contacted and requested to provide the copy of death certificate. 2. Bank will seek payments from family members (spouse, brother, father, son etc). 3. Bank can also file a legal claim against the customer's estate.</p>		
<p>What are the guarantor's obligations?</p>	<p>In the event of a personal guarantee, the Guarantor's liability is co-extensive with that of the Principal Debtor. The Guarantor is jointly and severally liable to ensure the full realization of all payments due, including the principal amount. Upon default by the Principal Debtor, the Bank reserves the right to proceed directly against the Guarantor for the full settlement of the outstanding debt without first being required to exhaust remedies against the Principal Debtor or any underlying collateral.</p>		
<p>What documents will be provided to you?</p>	<p>1.Asset Purchase Agreement 2.Shirkat-ul-Milk 3.Payment Agreement 4.Undertaking to Purchase Musharakah Unit Memorandum of Deposit of Title Deeds (MOTD), Personal Guarantee, Undertaking and Indemnity, Letter of lien, Letter of Set-off, Direct Debit Authority, First Time Home Owner (only for WAAGP cases)</p>		
<p style="text-align: center;">YOU MUST KNOW</p>			
<p>Where can you get assistance or make a compliant? Contact Information: Helpline: 021-111-475-264 Email: care@bipl.io Website: https://bankislami.com.pk/ Sunwai Link: 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. E-mail: https://sunwai.sbp.org.pk/</p>	<p>If you are not satisfied with our response, you may contact: Banking Mohtasib Pakistan: Karachi Secretariat Banking Mohtasib Pakistan Secretariat 5th Floor, Shaheen Complex, M R Kiyani Road, Karachi. Telephone: +9221-99217334 Facsimile: +9221-99217375 E-mail: info@bankingmohtasib.gov.pk</p>		

Warning	Failure to remit monthly rental payments on or before the due date constitutes a material breach of the Agreement. Such default shall entitle the BankIslami, at its sole discretion, to terminate the Agreement and exercise its right to repossess the Asset, which remains the sole and absolute property of the BankIslami. The Customer shall remain liable for any shortfall, outstanding rentals, and costs associated with the repossession and subsequent disposal of the Asset.
<hr/> Customer's Signature and Date	<hr/> Authorized Banker's Signature, Stamp and Date