

Mortgage

Overseas Property Financing	<p>DBS Overseas Property Loan (Non-revolving Term Loan).</p> <p>The prevailing ANZ repayment terms would apply until further notice by DBS.</p> <p>Interest rate will be based on DBS' Cost of Fund + ANZ Spread.</p> <p>Overdue / default interest will be charged if your loan settlement account (MCSA) is in debit balance only. The interest calculation will be based on the amount due and unpaid at DBS PRIME + 5.00% p.a., subject to further revision by DBS.</p> <p>Any prepayment shall be subject to the final approval of DBS.</p> <p>For Overseas Property Financing/Multi Currency Mortgage/Single Currency Mortgage/DCM, revaluation of property is required every two years.</p> <p>Fire Insurance: A copy of fire insurance policy is required. Your existing fire insurance policy in respect of the relevant mortgaged property will remain in force after the Transfer.</p> <p>For fire insurance policy coverage against mortgaged property, customers can choose to buy the insured amount based on either i) the original loan amount, ii) the outstanding loan amount, or iii) the replacement cost of the property, or any reasonable insured amount mutually agreed by the bank and the customer.</p> <p><u>Loan to Valuation Ratio (LVR), Margin Call and Close-Out Provisions:-</u></p> <p>With effect on 9 September 2017, the letter(s) of offer for Multi/Single Currency Mortgage will be amended by replacing the provisions on Loan to Valuation Ratio (LVR), Margin Call and Close-Out with the following provisions:</p> <p>“The Security provided in respect of the Facility must be maintained from time to time in such amount as DBS considers necessary. In the event that the Security provided is, in the opinion of DBS, no longer sufficient to comply with any margin levels imposed by DBS, DBS may require you and/or any security provider to furnish additional security acceptable to DBS within a reasonable period of time to restore the LTV. If (a) such security is not provided within the period or on the terms stipulated by DBS in its demand, or (b) you (and/or the relevant security provider) decline to provide such security, or (c) DBS is unable to contact you (and/or the relevant security provider) or (d) if the LTV breaches the sell-out level determined by DBS, DBS may take such action as DBS may in its sole and absolute discretion deem fit, including exercising and enforcing all its rights under any applicable Security Documents. Such rights include setting off your liabilities against any deposits held with DBS, and/or selling all or any part of the Security and applying the proceeds thereof toward satisfaction of your liabilities.</p> <p>“LTV” is a percentage of the ratio of the Outstanding Money against the market value of acceptable Security.</p> <p>All references to “Loan to Valuation Ratio (LVR)” shall be replaced by “LTV”.</p> <p>By continuing to utilize the Facilities after the Effective Time, you will be deemed to have accepted the conditions outlined above.”</p>
-----------------------------	---