

Key Facts Statement (KFS) for Residential Mortgage Loan

Dah Sing Bank, Limited (the "Bank")

*Residential Mortgage Loan
February 2024*

<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 offer letter for the final terms of your residential mortgage loan.</p>							
<p>Interest Rates and Interest Charges</p>							
<p>Annualised Interest Rate</p>	<p>For a loan amount of HKD 3 million, as an example:</p> <table border="1"> <tr> <td>Loan Tenor</td> <td>30 years</td> </tr> <tr> <td>Annualized interest rate (or range of annualized interest rates) based on the Bank's Best Lending Rate (BLR)</td> <td>From P-2.0% p.a. Please refer to the Bank's staff for the latest Bank's Hong Kong Dollar Prime Rate ("P").</td> </tr> <tr> <td>Annualized interest rate (or range of annualized interest rates) based on the Bank's 1-month HIBOR</td> <td>From 1-month HIBOR +1.5% p.a. Please refer to Bank's staff for the latest Bank's 1-month HIBOR.</td> </tr> </table>	Loan Tenor	30 years	Annualized interest rate (or range of annualized interest rates) based on the Bank's Best Lending Rate (BLR)	From P-2.0% p.a. Please refer to the Bank's staff for the latest Bank's Hong Kong Dollar Prime Rate ("P").	Annualized interest rate (or range of annualized interest rates) based on the Bank's 1-month HIBOR	From 1-month HIBOR +1.5% p.a. Please refer to Bank's staff for the latest Bank's 1-month HIBOR.
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<p>Annualised Overdue / Default Interest Rate</p>	<p>8% over the Bank's Prime Rate per annum and is calculated daily on the overdue sum.</p> <p>(i) Default interest rate will be applied when monthly Instalment amount is not fully paid or unpaid after due date.</p> <p>(ii) Default interest will be calculated on a simple daily basis on the sums due but not paid based on a 365-day year for both ordinary and leap years, from the due date up to the date of actual payment.</p> <p>(iii) Minimum amount of default interest is HKD100.</p>						
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	above	month HIBOR is at 5.00000% p.a.)
Fees and Charges		
Handling Fee	Cancellation Fee	0.15% of loan amount (or minimum HKD5,000) will be charged if the approved mortgage loan is not drawdown after signing of relevant facility letter(s).
	Change of loan tenure, due date, instalment amount or repayment option	HKD2,000 per request
	Change of Mortgage Plan	HKD1,500 per request
	Change of Interest Rate	HKD1,000 per request
	Change of Mortgagor / Guarantor / Mortgage Deed	HKD1,000 per request
	Photocopy of Facility Agreement; Confirmation of Particulars of Mortgage or Outstanding Balance	HKD200 per copy
	Photocopy of Payment History or Repayment Schedule (per 12 instalments); Annual Interest Statement; mortgage drawdown / repayment advices; Interest Rate Change Advice (Applicable to mortgage drawdown date on 1 Jun 2010 and onwards)	HKD100 per copy
	Photocopy of Title Deeds	HKD10 per page (min. HKD250)
	Tenancy Consent / Lease Consent / Land Resumption Consent on Charged Property	HKD2,000 per request
	Title Deed Custodian Fee (upon facilities	HKD4,000 per annum

	cancellation)	
	Valuation Fee	Waived except for mortgages where (1) LTV <=20%; or (2) the subject property is a village house; or (3) property value is over HKD20M. For these mortgages, a valuation fee quoted by surveyor firm or HKD3,000 (whichever is higher) will be payable before loan drawdown.
Late Payment Fee and Charge	HKD500 per each late payment *This is additional to the charge under Annualised Overdue / Default Interest rate stated above.	
Prepayment / Early Settlement / Redemption Fee	HKD1,000 per request will be charged for any full or partial prepayment of the mortgage loan after the end of the early redemption / partial prepayment penalty period as specified in the relevant facility letter. (Applicable to mortgage drawdown date on 1 Jun 2010 and onwards)	
Additional Information		
Fixing Period for HIBOR Mortgage Loan	The Bank is offering interest rate fixing periods of 1-month, 3-month, 6-month and 12-month for selection.	
Important Note to Customers	<ul style="list-style-type: none"> • Interest calculation will be based on repayment method of the Residential Mortgage Loan. <ul style="list-style-type: none"> (i) For Fixed Instalment Amount: Interest on the loan will accrue on a daily basis and be payable monthly. The calculation will be based on a 365-day year for both ordinary and leap years. (ii) For Fixed Loan Tenor: Interest on the loan will accrue on a monthly basis and be payable monthly. The calculation shall be based on a 365-day year for both ordinary and leap years. • Customers have the right to employ separate solicitors of their own choice for themselves at their own cost and expenses. • Customers may, from the Bank's approved list, appoint solicitors to represent both themselves and the Bank. • The Bank's approval is required if customers employ, no matter representing themselves or both themselves and the Bank, a solicitor which is not on the Bank's approved list. • Customers are required to pay for the legal expense for both the solicitors who represent themselves and the solicitors who represent the Bank to prepare mortgages on properties. Customers are required to pay additional handling fees and legal expenses if they employ solicitor i) which is not on the approved list of the Bank, or ii) to represent 	

themselves only which resulted in incurring extra costs including the costs for the additional work for each solicitor in reviewing the other solicitor's documentations.

- Customers are advised to take separate independent legal advice from solicitors of their own choice at their own cost and expenses.
- Customers may employ insurers which they think fit to insure the mortgaged properties against fire or other serious damage. The Bank will charge the customers the additional costs or fees involved, including but not limited to handling fee for self-arranged insurance policy (HKD500 per policy), or handling fee for cancellation / change of insurance policy (HKD200 per policy). The fees are subject to review from time to time and please refer to the Bank's staff for details.
- Customers are required to arrange fire insurance for the mortgaged property throughout the term of the mortgage loan and until the mortgage being duly released / discharged. The insured amount and the nature of risks to be insured should be reasonable and should be a matter of mutual agreement between the Bank and customers.
- The insured amount should be based on the original loan amount / current loan value / replacement cost / other reasonable amount mutually agreed by customers and the Bank. If the insured amount is lower than the replacement cost, customers will be fully responsible for any shortfall between the cost of reinstating the property and the amount of indemnity paid out from the fire insurance policy in case the mortgaged property is damaged / destroyed by fire. For example, where the reinstatement cost of the mortgaged property is HKD1,000,000 yet the insured amount is only HKD800,000, the mortgaged property is insured by 80% and is therefore underinsured. In the case that the property is seriously damaged due to insured perils, the insurance company will pay HKD800,000. The remaining HKD200,000 of reinstatement cost will have to be borne by the customers. As the replacement cost will increase as time goes by in general, customers should pay attention to the risk of underinsurance.
- If the insured amount is based on the replacement cost or other reasonable amount mutually agreed by customers, the Bank will conduct valuation on the property upon the fire insurance policy renewal and a valuation fee will be charged.

- Applicable to Mortgage Fire Insurance that is Arranged by the Bank:

The mortgage fire insurance arranged by the Bank is a general insurance product which is underwritten by Dah Sing Insurance Company (1976) Limited ("Dah Sing Insurance"). Dah Sing Insurance is a member of Dah Sing Financial Group and is authorised and regulated by the Insurance Authority. The Bank, registered as a licensed insurance agency (Insurance Intermediary License No: FA3022), is the authorized licensed insurance agency of Dah Sing Insurance and distributes the insurance products for Dah Sing Insurance. The relevant general insurance product is a product of Dah Sing Insurance but not Dah Sing Bank.

	<p>Information in this document is for reference only and is intended to be published in Hong Kong only. It shall not be construed as an offer, solicitation or recommendation to provide or sell or a solicitation to purchase any general insurance products of Dah Sing Insurance outside Hong Kong. Information in this document is intended as a general summary only but does not contain the full terms of the relevant product.</p> <p>For the coverage and content, detailed terms and conditions and exclusions, etc. of the relevant general insurance product, please refer to the policy provision and the information stated in the relevant policy provision shall prevail. Customers should read, fully understand and accept the terms and conditions, coverage, exclusions and premium stated in the product brochure and policy provision before applying for the relevant general insurance product. Dah Sing Insurance is solely responsible for all coverage and compensation, and reserves the right of final approval of the enrollment of the relevant insurance plan. Policyholders are subject to the credit risk of relevant insurance company.</p> <p>In respect of an eligible dispute (as defined in the Terms of Reference for the Financial Dispute Resolution Centre in relation to the Financial Dispute Resolution Scheme) arising between the Bank and the customer out of the selling process or processing of the related transaction, the Bank is required to enter into a Financial Dispute Resolution Scheme process with the customer.</p>
<p>In the Event of Default</p>	<p>The Bank may take possession of and sell the property which secures the mortgage loan when the customer is in default.</p>

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

The service(s) / product(s) mentioned herein is / are not targeted at customers in the EU.

In case of any inconsistency between the English and Chinese versions of this KFS, the English version shall prevail.