

# Key Facts Statement (KFS) for Residential Mortgage Loan

**OCBC Wing Hang Bank Limited**

**London Residential Property Financing**

**February 2021**

**This product is a residential mortgage loan.**

**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.**

## **Interest Rates and Interest Charges**

<b>Annualised Interest Rate</b>	For a loan amount of GBP 500,000:	
	Loan Tenor	30 years
	Annualised interest rate based on OCBC Wing Hang Bank Limited's (the " <b>Bank</b> ") Best Lending Rate <sup>1</sup> (" <b>BLR</b> ")	Not Applicable
	Annualized interest rate based on the Bank's Cost of Funds <sup>2</sup> (" <b>Cost of Funds</b> ")	1.6% p.a. + 1-month Cost of Funds <sup>2</sup>
<b>Annualised Overdue / Default Interest Rate</b>	Overdue payment of any sums shall be subject to an overdue/default interest chargeable at 8% per annum on top of the interest rate currently charged from the date of default to the date of actual payment with a minimum charge of GBP 10 / HKD 100 / USD 20 (according to the loan currency). Default interest shall be calculated daily on any sums due but not paid which is on a simple basis.	
<b>Monthly Repayment Amount</b>		
<b>Monthly Repayment Amount</b>	For a loan amount of GBP 500,000:	
	Loan Tenor	30 years
	Monthly repayment amount for the annualised interest rate based on the Bank's BLR above	Not Applicable
	Monthly repayment amount for the annualised interest rate based on the Cost of Funds <sup>3</sup>	GBP 1,905.78

<sup>1</sup> Best Lending Rate ("BLR") is equal to OCBC Wing Hang Bank Limited's (the "Bank") Hong Kong Dollar Prime Lending Rate ("P") which the Bank at its sole and absolute discretion announces or applies from time to time and subject to change.

<sup>2</sup> The Bank's "Cost of Funds" means, in respect of any currency, the interest rate as conclusively determined by us from time to time at the Bank's sole and absolute discretion as the Bank's cost of funds for that currency, and the Bank's determination and discretion shall be conclusive and binding on you

For example:

As at 7<sup>th</sup> January 2021, the Bank's 1-month Cost of Funds (GBP) is 0.62863%.

Annualized interest rate based on the Bank's 1-month Cost of Funds (GBP) is 1.6% p.a. + 1-month Cost of Funds (GBP) = 2.22863%.

(Rates listed are for reference only, please refer to our offer letter for the final terms of your residential mortgage loan or our branch staff for the Bank's latest Cost of Fund)

<sup>3</sup> Calculated based on 1-month Cost of Funds (GBP)<sup>2</sup> + 1.6% p.a. = 2.22863% p.a.

Fees and Charges	
<b>Handling Fee</b>	<ul style="list-style-type: none"> <li>• An administration fee of 0.75% of the loan amount is payable to the Bank once you accept the Bank's offer. Such administration fee is non-refundable regardless of whether the loan is drawn down or not.</li> <li>• Unless otherwise stated, loan application fee will be charged at HK\$1,000 upon actual loan application. The fee is non-refundable.</li> <li>• Approval in Principle application fee will be charged at HKD 4,000 upon application. The fee is non-refundable. If customers turn to actual loan application within 12 months after the issuance of the Approval in Principle, customers do not have to pay the above HK\$1000 loan application fee upon actual loan application.</li> <li>• Two free currency switches per year during the term of the loan is allowed. Any additional currency switches will be subject to a fee of HKD1,500 per switch.</li> </ul>
<b>Late Payment Fee and Charge</b>	N/A
<b>Prepayment / Early Settlement / Redemption Fee</b>	<p><u>Full Repayment / Partial Prepayment</u></p> <ul style="list-style-type: none"> <li>i. On or before the 12th instalment: 3% on original loan amount</li> <li>ii. After the 12th instalment but on or before the 24th instalment: 2% on original loan amount</li> <li>iii. After the 24<sup>th</sup> instalment: One month prior written notice or a fee of one-month interest on the amount to be prepaid in lieu of notice</li> </ul>
Additional Information	
<ol style="list-style-type: none"> <li>1. Applicable to residential property located in London Zone 1 to Zone 2 only.</li> <li>2. Minimum loan amount is <b>GBP 200,000</b>.</li> <li>3. Currency switching is not available to foreign applicants who do not have a Hong Kong / Macau Identity Card or Hong Kong residents with income derived outside Hong Kong.</li> <li>4. The interest rates, terms and conditions above-mentioned are for reference only and may subject to change from time to time by the Bank. The program is subject to related terms and conditions, please refer to the corresponding promotional leaflets or contact our branch staff for details.</li> <li>5. You are responsible to pay for the valuation report provided by surveyors who are on the Bank's approved list after loan approval and before loan disbursement.</li> <li>6. <b>You are responsible to pay all legal expenses of the mortgage transaction, including any legal costs that are incurred by the Bank with respect to the mortgage transaction.</b> You may appoint the same solicitor from the Bank's approved list to represent both you and the Bank; or you may employ separate solicitor from the Bank's approved list to represent yourself but <b>you should be alerted of the cost implications</b> if you have chosen to do so.</li> <li>7. You may appoint solicitors who are not on the Bank's approved list to represent yourself. Apart from the legal expenses of your solicitor and the solicitor who represents the Bank, <b>you have to pay them extra fees, including the costs for the additional work for each solicitor in reviewing the other solicitor's documentation.</b></li> </ol>	

8. The master insurance policy of the mortgaged property would be adopted (where this exists and is acceptable to the Bank). If the mortgaged property is not covered by a master insurance policy, it shall be adequately insured against fire for such amount(s) acceptable to the Bank denoting the Bank's interests as the mortgagee (or containing a general noting of mortgagees' interests) before drawdown of facilities and at each subsequent annual renewal of the insurance policy before the policy expiry date. No drawdown of the facilities will be allowed if this requirement is not met. In the case no proof of subsequent annual renewal of the insurance policy is provided, you are required to repay the outstanding loan within 15 days upon the expiry of the policy.
- a. You may choose to insure the mortgaged property based on the original loan value, the current loan value (provided it is not below the cost of reinstating the property), the cost of reinstating the property or other such amount which is agreed and accepted by the Bank. In order to ascertain the cost of reinstating the property, you are required to pay for the valuation report provided by an independent external surveyor before loan disbursement and annual policy renewal.
  - b. Insurance coverage shall be provided by reputable licensed insurance companies that meet any of the following criteria:
    - Investment grade insurance companies as rated by credit rating agencies (Moody's, S&P, Fitch) or
    - Bank-affiliated insurance companies or
    - Insurance companies that are authorised to conduct business as listed by Bank of England's Prudential Regulation Authority (PRA) or the Financial Conduct Authority (FCA). Website links: <http://www.bankofengland.co.uk/pru/Pages/authorisations/fscs/insurance.aspx#lists><https://register.fca.org.uk/>
9. Where applicable, you undertake to arrange or adopt the master fire insurance policy arranged by developer/management office of the mortgaged property and to provide proper documents acceptable to the Bank evidencing that the mortgaged property is adequately insured for the sum of Fire Insurance Coverage on building excluding contents for the mortgaged property
10. If there is any conflict or discrepancy between the Chinese and the English versions, the English version shall prevail.

## 住宅物業按揭貸款產品資料概要

華僑永亨銀行有限公司

倫敦住宅物業按揭  
2021年2月

<p>此乃住宅按揭貸款產品。</p> <p>本概要所提供的利息、費用及收費等資料僅供參考，住宅按揭貸款的最終條款以本行的貸款確認書為準。</p>							
<b>利率及利息支出</b>							
年利率	貸款金額為 500,000 英鎊：						
	<table border="1"><tr><td>貸款期</td><td>30 年</td></tr><tr><td>按華僑永亨銀行有限公司(「本行」)港元最優惠利率所釐訂的年化利率<sup>1</sup></td><td>不適用</td></tr><tr><td>按本行資金成本(「資金成本」)所釐訂的年利率<sup>2</sup></td><td>每年 1.6 厘 + 一個月資金成本<sup>2</sup></td></tr></table>	貸款期	30 年	按華僑永亨銀行有限公司(「本行」)港元最優惠利率所釐訂的年化利率 <sup>1</sup>	不適用	按本行資金成本(「資金成本」)所釐訂的年利率 <sup>2</sup>	每年 1.6 厘 + 一個月資金成本 <sup>2</sup>
	貸款期	30 年					
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逾期還款年利率／就違約貸款收取的年利率	逾期付款的任何款項，應徵收的逾期／欠繳利息將會按現時利率加年利率 8 厘從欠繳款項當日至實際付款當日計算，最低收費為 20 英鎊／100 港元／20 美元（根據貸款貨幣計算）。欠繳利息將會以欠繳款項按日為基準以單利息計算。						
<b>每月還款金額</b>							
每月還款金額	貸款金額為 500,000 英鎊：						
	<table border="1"><tr><td>貸款期</td><td>30 年</td></tr><tr><td>按上述本行港元最優惠貸款利率所</td><td>不適用</td></tr><tr><td>按本行資金成本所釐訂的年利率計算每月還款金額<sup>3</sup></td><td>1,905.78 英鎊</td></tr></table>	貸款期	30 年	按上述本行港元最優惠貸款利率所	不適用	按本行資金成本所釐訂的年利率計算每月還款金額 <sup>3</sup>	1,905.78 英鎊
	貸款期	30 年					
按上述本行港元最優惠貸款利率所	不適用						
按本行資金成本所釐訂的年利率計算每月還款金額 <sup>3</sup>	1,905.78 英鎊						

<sup>1</sup> 最優惠利率相等於華僑永亨銀行有限公司(「本行」)不時全權及絕對酌情決定公佈或應用，及更改之港元最優惠貸款利率。

<sup>2</sup> 就任何貨幣而言，本行的「資金成本」指本行不時全權及絕對酌情決定作為該貨幣資金成本的利率，而本行的決定及酌情決定具決定性及對客戶具約束力。

例：於 2021 年 1 月 7 日，本行的一個月資金成本(英鎊)為 0.62863 厘(年息)。按本行一個月資金成本(英鎊)所釐訂的年利率為每年 1.6 厘+ 一個月資金成本(英鎊)= 2.22863 厘(年息)。

(上述利率僅供參考，住宅按揭貸款的最終條款以本行的貸款確認書為準，有關本行最新的資金成本，請向分行職員查詢)

<sup>3</sup> 根據一個月資金成本(英鎊)+ 1.6 厘(年息) = 2.22863 厘(年息) 計算。

## 費用及收費

手續費	<ul style="list-style-type: none"><li>若客戶接受本行的貸款，必須向本行支付貸款金額 0.75% 的手續費。無論客戶有否提取貸款，該手續費亦不予退還。</li><li>除非另有說明，申請貸款費用為 1,000 港元，並需於正式申請貸款時繳付。該費用恕不退還。</li><li>申請原則上批准書費用為 4,000 港元，並需於遞交申請表時繳付。該費用恕不退還。如客戶於原則上批准書批出後 12 個月內正式申請貸款，客戶在正式申請貸款時不用額外繳付上述 1,000 港元申請貸款費。</li><li>於貸款期內每年可免費轉換貸款幣值兩次，任何額外的貸款幣值轉換每次須繳付 1,500 港元費用。</li></ul>
逾期還款費用及收費	不適用
提前清償／提前還款／贖回契約的收費	<p>償還全數貸款／償還部分貸款</p> <ol style="list-style-type: none"><li>於第十二期或之前：原貸款額之 3%</li><li>於第十二期後而於第二十四期或之前：原貸款額之 2%</li><li>於第二十四期後：客戶須提前一個月發出書面通知，否則將收取一個月利息以作為代通知金</li></ol>

## 其他資料

- 只適用於位於倫敦第一及第二區的住宅物業。
- 最低貸款額為 200,000 英鎊。
- 貸款幣值轉換並不適用於非香港/澳門居民之申請人或在香港以外地區獲得收入的香港居民。
- 以上所述之利率、條款及細則僅作參考之用，本行或不時作出更改。本計劃附帶條款及細則，請參閱相關的宣傳單張，或向分行職員查詢詳情。
- 在貸款審批後及發放前，客戶須就本行認可名單上的測量師所提供的估值報告支付費用。
- 客戶須負責所有按揭交易之法律費用，包括銀行就該按揭交易產生的任何法律費用。客戶可從本行的認可名單中委任律師，同時代表客戶及本行；客戶亦有權從本行的認可名單中另行聘用律師代表客戶，**不過客戶須留意此安排對費用造成的影響。**
- 客戶可委任不在本行認可名單上的律師代表客戶，除代表客戶本身及代表本行的雙方律師的法律費用外，**客戶須向其支付額外費用，包括一方的律師在查閱對方律師的文件方面所涉及的額外工作的費用。**
- 如有並獲本行接納，則按揭物業的總保險保單可予以採用。若物業未受總保險保單保障，則須在提取貸款前及其後每次保單到期日前作年度續保時按本行接受的金額投保充足的火險，該保單須列明本行作為承押人的權益(或包含承押人的權益的一般說明)。如未能符合上述要求，貸款將不能被提取。如客戶未能提供保險保單其後每年續保的證明，則必須在保險保單到期後 15 天內償還未償貸款。
  - 客戶可選擇根據原貸款額、現時貸款價值（不低於使物業恢復原狀所需費用）、使物業恢復原狀所需費用或本行同意和接受的其他金額為按揭物業投保。為了確定使物業恢復原狀所需費用，客戶必須在貸款發放及於保險保單年度續保前支付由外間獨立的測量師提供的有關物業估值報告。
  - 保險保障應由信譽良好的持牌保險公司提供，並符合以下任何一項準則：
    - 由信用評級機構（穆迪、標普及惠譽）評級的投資級別保險公司；
    - 本行的聯屬保險公司；或
    - 獲英倫銀行審慎監管局（PRA）或金融行為監管局（FCA）許可經營業務的保險公司，網址：<http://www.bankofengland.co.uk/pr/Pages/authorisations/fscs/insurance.aspx#lists>

<https://register.fca.org.uk/10>

9. 在適用情況下，客戶承諾安排或採用由按揭住宅的發展商／管理公司安排的總火險保單，並提供本行接受的適當文件，證明按揭物業已受建築物的火險保單充足的保障（不包括有關物業內之物品）。
10. 若中、英文本之間有任何抵觸或差異，應以英文本為準。