

**Key Fact Document (KFD) - Real Estate
Merchant Bank of Sri Lanka & Finance PLC**

1. Product – Real Estate

Objective of this product is to extend financial assistance to Real Estate customers, fulfilling a diverse range of their financial needs in order to fulfill their personal and business needs by purchasing residential / commercial properties.

2. Key Features & Benefits

- a) Attractive interest rates for easy payments Schemes.
- b) Attractive Discounts.
- c) Minimum loan disbursement period.
- d) Repayment terms up to 7 years
- e) Speedy customer Service

3. Interest Rates & Other charges

Interest rates are based on the decision taken by the ALCO committee and Real Estate Committee based on the market conditions from time to time. Further, we collect other charges from customers for the correspondence and legal charges, when the customers default their monthly installments.

4. Penalty Interest

If a customer does not pay the monthly installments regularly, we are compelled to charge penalties.

5. Procedure to be followed

All potential customers are invited to the nearest Branch, where the land sale projects are situated and discuss about their requirements. After the discussion, Real Estate team will evaluate, acknowledge and start the process depending on the customers' requirements.

Approval will be obtained according to the approved DOA

***Documents needed for full cash payment**

- Sri Lankan citizen over 18 years
- NIC Copy
- KYC
- Billing Proof
- Bank Details

***Documents needed for Easy Payment Customers**

Individual Customers

- Duly completed application form
- NIC copy
- Billing Proof
- Last 6-month bank statements (Personal & business)
- Salary Slips / Particulars
- Cash flow statements/ Income expenses statements
- Other income proof documents

Corporate Customers

Limited Liability Companies / Quoted Companies

- Certificate of Incorporation
- Articles of Association
- Copies of form 1, latest form 13, form 15, form 20 and etc.
- Tax Payment Receipts/Income Tax (latest)
- BR Copy (if available)
- Board Resolutions
- Last three years Audited accounts

6. Main Terms & Conditions Eligibility

Eligibility

A) Sri Lankan citizens over 18 age.

B) Facility will be approved based on credit worthiness of the borrower, Repayment capacity. Business/Property Valuation/CRIB performances.

7. Applicable Legal Provisions Related to the Products / Services

- Common Law of Sri Lanka
- Law of Contract Applicable in Sri Lanka
- Applicable Land Law Principles in Sri Lanka
- Title Registration Act & Registration of Documents Ordinance
- Prevention of Fraud Ordinance

8. Complaint Handling Procedure

Please direct customer complaints to Key Person Handling Customer Complaints - AGM Marketing, Product Management Real Estate & Customer Complaint Handling. The complaint will be forwarded to Real Estate Division.

"Suspicious transactions and above-the-threshold transactions (above 1 million) will be reported to the Financial Intelligence Unit"