

## BNM's Fund for Affordable Homes

### List of FAQs

	QUESTION	ANSWER
<b>1. Overview of the Fund</b>	1. What is BNM's Fund for Affordable Homes?	It is a fund established by BNM to assist first-time home ownership for the lower income group to purchase affordable homes nationwide. The total allocation is RM1 billion.
	2. Who is eligible to borrow from the Fund?	<ul style="list-style-type: none"> <li>• <b>Malaysian citizens</b> with a <b>maximum monthly household income of RM4,360</b>.</li> <li>• Borrowers must be salaried workers or self-employed.</li> <li>• Borrowers <b>do not have any record of impaired financing</b> for the past 12 months.</li> <li>• Financing under the Fund can be given to single or joint borrowers. For joint borrowers, all borrowers must be Malaysian citizens (permanent residents are not eligible for the Fund).</li> </ul>
	3. When can I apply for the Fund?	The Fund is available for two years starting 2 January 2019, or until the RM1 billion is fully utilised.
	4. Where can I apply for the Fund?	It is available at the following participating financial institutions (PFIs): <b>AmBank</b> 03-2178 8888 <b>BSN</b> 1-300 88 1900 <b>CIMB Bank</b> 03-6204 7788 <b>Maybank</b> 1-300 88 6688 <b>RHB Bank</b> 03-9206 8118 (West Malaysia) 082-276118 (East Malaysia)
<b>2. Key features of the Fund</b>	5. What is the financing rate charged under the Fund?	The maximum financing rate is at 3.5% p.a.
	6. How long is the financing tenure?	Maximum of 40 years or up to 70 years of the applicants' age, whichever is shorter.
	7. What is the price of the property that I can buy under the Fund?	Properties (landed / flats / apartments) that are <b>priced at RM300,000 and below</b> .

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	8. What type of property can I buy?	<ul style="list-style-type: none"> <li>• Residential property in the <b>primary market</b> only. <ul style="list-style-type: none"> <li>➤ Residential properties: landed / flats / apartments</li> <li>➤ Primary market only: homes that are sold by property developers, which include homes under construction</li> </ul> </li> </ul>
3. Financial Education Programme	9. Is the financial education mandatory and free?	<ul style="list-style-type: none"> <li>• Yes, the financial education is mandatory. It is offered through a <b>free and easy self-assessment online portal</b> called “Rumahku” at <a href="https://learn.akpk.org.my/courses/rumahku">https://learn.akpk.org.my/courses/rumahku</a> by Agensi Kaunseling dan Pengurusan Kredit (AKPK).</li> <li>• For joint borrowers, all applicants must undergo this module.</li> </ul>
	10. What is the purpose of the financial education programme?	<ul style="list-style-type: none"> <li>• The purpose of the online learning “Rumahku” is to educate borrowers on how much they can borrow and what their financial obligations and responsibilities are.</li> <li>• It is crucial for households to manage finances effectively in order to attain financial security and improve economic well-being.</li> <li>• The online learning “Rumahku” will equip first-time home buyers with financial tips and guides to manage their finances more effectively.</li> </ul>
	11. Will the participating financial institutions require my financial education result for the financing application process?	<ul style="list-style-type: none"> <li>• Yes, the PFIs will require the applicants to provide the certificate number of the completed online learning “Rumahku” in order for them to process the financing application.</li> </ul>

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	<p>12. What happens to my application if I do not pass the financial education programme?</p>	<ul style="list-style-type: none"> <li>• There is no test required in the online learning “Rumahku”.</li> <li>• The potential borrowers can conduct a self-assessment to know their capacity to borrow and repay.</li> <li>• If the borrowers need further advice, AKPK is able to provide financial counselling and advice borrowers about financial management.</li> </ul>
<p>4. Others</p>	<p>13. What are other incentives that are provided to ease my affordability to obtain financing under the Fund?</p>	<ul style="list-style-type: none"> <li>• Under the Fund, the overall borrowing costs are further reduced through the following measures: <ul style="list-style-type: none"> <li>➤ Down payment support (can be part of the financing, subject to PFIs’ assessment)</li> <li>➤ Affordable rates for mortgage protection cover (MRTA/MRTT)</li> <li>➤ No financing application processing fee</li> <li>➤ Stamp duty exemption by LHDN</li> </ul> </li> </ul>
	<p>14. Will there be any penalty if I sell my home to another person?</p>	<ul style="list-style-type: none"> <li>• The borrowers are not allowed to sell the homes within the first five years from the date of the last disbursement.</li> <li>• If they do so, a penalty of 2% on the outstanding financing will be imposed by the PFIs to the borrowers.</li> </ul>
	<p>15. Can I apply for the loan to refinance my existing housing loan?</p>	<p>No. The Fund is for first-time homebuyers only.</p>