PRODUCT DISCLOSURE SHEET

Please read this Product Disclosure Sheet before you decide to apply for this financing. Seek clarification from us if you do not understand any part of this document or general terms.	**Perbadanan Tabung Amanah Islam Brunei** **EDUCATION FINANCING** The information in this Product Disclosure Sheet is effective from 25/07/2025.

1. What is Education Financing facility?

Education Financing Facility is a financing offered with the purpose of funding tuition fees and expenses of studies for both local and abroad.

2. What is the Syariah concept used?

This financing is based on the concept of *Tawarruq*, whereby Perbadanan TAIB will purchase Commodities from a supplier through Bursa Suq Al-Sila' to the value of the financing amount applied, and then sells the Commodities to the Customer.

After agreeing to purchase the Commodities from Perbadanan TAIB at a *Murabahah* (cost plus profit) price on a deferred payment basis, the Customer will be presented with the *Murabahah* Sale and Purchase Agreement for signature.

The Customer being the owner of the Commodities will be presented with the following options:

(a) To appoint Perbadanan TAIB as an agent to sell the Commodities to a third party on behalf of the Customer, and to credit the sale proceeds in accordance to the Customer's instruction, or

(b) To take the physical delivery of the Commodities and to sell them himself and bear all associated costs such as transportation, taxes, storage etc.

If option (a) is selected, the Customer will sign a *Wakalah* (Agency Agreement) at the cost price representing the financing amount of the Commodities.

"Commodity" refers to Syariah-compliant commodities which shall include but are not limited to crude palm oil or other acceptable commodities excluding *Ribawi* items in the category of medium of exchange such as currency, gold and silver, which are provided through the Commodity Trading Platform.

3. What are the documentations required to be signed?

Documents required to be signed by the Customer are, and in the following order:

(a) *Murabahah* Sale and Purchase Agreement
(b) *Wakalah* (Agency Agreement)

4. How much is the Customer's entitlement from this financing?

The financing sum entitlement is calculated according to the following:

- A maximum Total Debt Service Ratio (TDSR) of 60% for those with net income of $1,750.00 and above.
- A maximum Total Debt Service Ratio (TDSR) of 70% for those with net income below $1,750.00.
- The final entitlement sum shall be subject to Perbadanan TAIB's policies and credit assessment.

5. What is the maximum term for this financing?

- Maximum financing term is up to 84 months for local institutions and 120 months for overseas institutions.

6. What is the profit rate of this financing?

The profit rate of this financing is 6.5% monthly reducing.

7. What are the Customer's obligations under this financing?

The Customer's obligations are:

Amount Applied (A)	$
Term (Months)	
Monthly payment	$
Total payments on maturity	$
Total profits at maturity date	$

The processing fee and Takaful protection will be deducted from the amount applied (A) or paid using own fund

Note:
The above sums are estimates based on full disbursement of this financing.

8. When will the monthly payments begin?

The monthly payments shall be deducted from the Customer's account with Perbadanan TAIB commencing one (1) month after the financing has been disbursed. For example, if the financing is disbursed in January, the monthly payment shall commence in February.

9. What are the fees and charges payable under this financing?

The applicable fees payable are as set out in TAIB Schedule of Tariffs and Fees as per attached.

10.	**What security or collateral required under this financing?** The Customer is required to assign to Perbadanan TAIB a fixed monthly income such as salary or pension as security or collateral.
11.	**Is a guarantor required for this financing?** No guarantor is required for this financing.
12.	**Is Takaful Protection required for this financing?** Takaful protection is required for this financing to protect the Customer in the event of death or total permanent disability.
13.	**What if the Customer fully settled the financing before maturity?** The Customer may request for full settlement or redemption of this Facility before the end of the Financing Tenure by serving an irrevocable written notice on TAIB thirty (30) days before the proposed settlement date, and at TAIB sole discretion, *Ibra'* (Rebate) may be granted to the Customer on the day of full settlement. The Settlement Amount shall be calculated as follows: *Settlement Amount:* *Outstanding Deferred Sale Price + instalments due – Ibra' (Rebate), if any.*
14.	**What if the Customer fails to fulfill any obligation as set out in any of the related agreements for this financing?** If the Customer fails to make the monthly payment, the missed payment will be reflected in the Credit Bureau Report maintained by Brunei Darussalam Central Bank ("BDCB"), which may affect the Customer's future financing application assessment at any financial institution. The Customer shall remain liable to pay Perbadanan TAIB any financing outstanding balance with Perbadanan TAIB, all fees related to this financing facility and any cost arising out of legal action taken against the Customer. Perbadanan TAIB reserves the right to set-off or transfer any amount from the Customer's other account(s) maintained with Perbadanan TAIB as payment towards the defaulted monthly payments or any sum outstanding or becoming due under this financing.
15.	**What does the Customer need to do if there are changes in the Customer's contact details?** In order to ensure that the Customer will be able to receive correspondences and information from TAIB, the Customer is to notify TAIB immediately of any change in information provided to TAIB, such as contact details or address, employer etc. The Customer may call TAIB Call Center at +673 2220 299 or visit any of Perbadanan TAIB branch to provide the updated information or visit TAIB website at www.taib.com.bn to submit change of particulars online.

16. What documents are required to apply for this financing?

The documents required for this financing application are:

- Original copy of National Registration Identification Card.
- Original copy of Latest Salary Slip.
- Confirmation of Salary, Pension or Service Contract (where applicable).

17. Where can the Customer get assistance?

For assistance, the Customer may visit any Perbadanan TAIB branch, or contact TAIB's Call Center at +673 222 0299.

If the Customer's enquiry or complaint is not satisfactorily resolved by Perbadanan TAIB, the Customer may contact the Financial Consumer Issues at Brunei Darussalam Central Bank via email at fci@bdcb.gov.bn or call +673 2380007 or approach the Financial Consumer Issues counter service at:

Brunei Darussalam Central Bank
Level 7, Ministry of Finance and Economy Building Commonwealth Drive
Bandar Seri Begawan BB3910

18. Where can the Customer get more information?

For more information, please visit www.taib.com.bn or call TAIB call center +673 2220 299 or visit nearby Perbadanan TAIB branch.

19. What are similar financing facilities available?

Similar financing facility available is Education Kit Financing.

IMPORTANT NOTICTE

Legal action may be brought against the customer for defaulting the monthly payments as set out in the Master Facility Agreement.

The terms and conditions set out in this Product Disclosure Sheet to be read together with the Master Facility Agreement. The final terms and conditions are set out in the Master Facility Agreement after the assessment and approval of the Perbadanan TAIB financing.

I confirm that I have explained the Product Disclosure Sheet to Customer.	I confirm that the Product Disclosure Sheet has been explained to me, and I understood the explanation given to me.
Name: IC No.: Date:	Name: IC No.: Date:
..... (for and on behalf of TAIB)	..... (The Customer: Name & NRIC)

FINANCING SERVICES

SCHEDULE OF TARIFFS AND FEES

Personal Financing	
Processing Fees	$200
Cancellation Fees	$150
Profit Rate	7.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Personal Re-Financing	
Processing Fees	$150
Cancellation Fees	$150
Profit Rate	7.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Consolidation Financing	
Processing Fees	$150
Cancellation Fees	$150
Profit Rate	7.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Home Improvement	
Processing Fees	$200
Cancellation Fees	$150
Profit Rate	7.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Education Financing	
Processing Fees	$200
Cancellation Fees	$150
Profit Rate	6.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Education Kit	
Processing Fees	$200
Cancellation Fees	$150
Profit Rate	6.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Property Financing	
Processing Fees	$350
Cancellation Fees	$150
Profit Rate	4.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[2]

Additional Financing	
Processing Fees	$200
Cancellation Fees	$150
Profit Rate	7.5%
Certificate of Balance	$30
Clearance Letter	$30
Early Settlement	[1]

Notes

[1] If the remaining term is less than half of the original term:
1% of the outstanding principal amount OR maximum $250.00, whichever is lower.

If the remaining term is more than half of the original term:
2% of the outstanding principal amount OR maximum $500.00, whichever is lower.

[2] 1 month profit AND 2% of the outstanding balance OR minimum $1000.00, whichever is higher.