

## Key Facts Statement (KFS) for Greater Bay Area (GBA) Residential Mortgage Loan

CMB Wing Lung Bank Limited (“the Bank”)

CMB Wing Lung GBA Mortgage Loan Services  
 Dec 2023

<p><b>This product is a residential mortgage loan.</b></p> <p><b>This statement 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.</b></p>							
<b>Interest Rates and Interest Charges</b>							
<b>Annualised Interest Rate</b>	Loan amount: HKD3,000,000						
	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Loan Tenor</td> <td>25 years</td> </tr> <tr> <td>Range of annualised interest rates based on the Bank’s HKD Prime Rate (P)</td> <td>P - 2%</td> </tr> <tr> <td>Range of annualised interest rates based on Hong Kong Association of Banks (HKAB) 1-month HIBOR</td> <td>Not applicable</td> </tr> </table>	Loan Tenor	25 years	Range of annualised interest rates based on the Bank’s HKD Prime Rate (P)	P - 2%	Range of annualised interest rates based on Hong Kong Association of Banks (HKAB) 1-month HIBOR	Not applicable
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Range of annualised interest rates based on Hong Kong Association of Banks (HKAB) 1-month HIBOR	Not applicable						
<p>Any overdue sum payable will carry interest from the due date to the date of actual payment (before and after judgment) at the rate applicable to the facility plus 7% per annum or at the Bank’s sole and absolute discretion from time to time. A default interest is calculated on a simple basis. No minimum payment.</p>							
<b>Monthly Repayment Amount</b>							
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<p>Application fee: 0.5% on original loan amount.          Cancellation for mortgage loan application (after loan acceptance): HKD5,000 or 0.5% of loan amount (whichever is higher).</p>							
<p>HKD400 or the amount payable according to the loan agreement (per instalment / interest period) plus overdue interest due to late payment.</p>							
<p>Handling charge for full repayment:          within the 1<sup>st</sup> year : 3% on original loan amount          within the 2<sup>nd</sup> year : 2% on original loan amount          within the 3<sup>rd</sup> year : 1% on original loan amount          and thereafter HKD1,000 for full repayment (specified by the Bank from time to time)</p> <p>Handling charge for partial repayment:          within the 1<sup>st</sup> year : 3% on repayment amount          within the 2<sup>nd</sup> year : 2% on repayment amount          within the 3<sup>rd</sup> year : 1% on repayment amount          and thereafter HKD1,000 for each partial repayment (specified by the Bank from time to time)</p>							
<b>Additional Information</b>							
<ul style="list-style-type: none"> <li>● <b>Prime Rate (P)</b> means the Hong Kong Dollar Best Lending Rate from time to time quoted by the Bank, subject to market fluctuation.</li> <li>● All the costs regarding to GBA mortgage application e.g. solicitor fee, valuation fee, registration fee, notary fee, insurance fee will be paid by customer as well and which are determined by relevant organizations.</li> <li>● Please also refer to the Loan Service Charges as set out in the CMB Wing Lung Bank Tariff Guide (available at any branches of the Bank or the Bank’s website <a href="http://www.cmbwinglungbank.com">www.cmbwinglungbank.com</a>) as amended from time to time.</li> </ul>							

# 大灣區住宅按揭貸款產品資料概要

招商永隆銀行有限公司（「本行」）

招商永隆大灣區按揭貸款服務  
2023年12月

此乃住宅按揭貸款產品。  
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貸款要約函為準。

## 利率及利息支出

年化利率	貸款金額：港幣3,000,000元	
	貸款期	25年
	按本行港元最優惠利率所釐訂的年化利率範圍	P - 2%
	按本行一個月香港銀行同業拆息所釐訂的年化利率範圍	不適用

**逾期還款年化利率／就違約貸款收取的年化利率**  
任何逾期款項將按適用於貸款安排的利率加年利率7%，從到期付款日起至實際還款日（在判決之前及之後）計付利息，或受制於本行不時以其絕對酌情權之覆核及調整。逾期利息以單息計算。不設最低付款額。

## 每月還款金額

每月還款金額	貸款金額：港幣3,000,000元	
	貸款期	25年
	按上述本行港元最優惠利率所釐訂的年化利率範圍，即 P - 2% 計算每月還款金額	港幣15,836 元
	按上述本行一個月香港銀行同業拆息所釐訂的年化利率範圍，計算每月還款金額	不適用

## 費用及收費

<b>手續費</b>	申請手續費：貸款額之0.5%。 取消按揭申請（接納申請後）：港幣5,000元或貸款金額之0.5%（以較高者為準）
<b>逾期還款費用及收費</b>	港幣400元或根據個別貸款合約上之條款收取（每期分期／利息）及逾期還款之過期利息。
<b>提前清還／歸還部份貸款／贖回契約的收費</b>	還清款項之手續費： 自放款日起首年內：原貸款金額之 3% 自放款日起第二年內：原貸款金額之 2% 自放款日起第三年內：原貸款金額之 1% 其後每次收取費用為港幣1,000元（按本行不時公佈之費用收取）  部分還款之手續費： 自放款日起首年內：還款金額之 3% 自放款日起第二年內：還款金額之 2% 自放款日起第三年內：還款金額之 1% 其後每次收取費用為港幣1,000元（按本行不時公佈之費用收取）

## 其他資料

- 最優惠利率指本行港元最優惠貸款利率（P），隨市況調整。
- 因申請大灣區按揭所產生的所有費用成本，如：律師費、物業估價費、登記費、公證費及財產險費用等，將由客戶支付，收費視乎個別機構而定。
- 有關貸款服務收費，請查閱《招商永隆銀行服務收費手冊》及不時修訂的文本（亦可於本行各分行或本行網頁[www.cmbwinglungbank.com](http://www.cmbwinglungbank.com)查閱）。