



Koperasi Jaffnese Berhad(C. No. 26/24)
No. 40, Jalan Tun Sambanthan 3, Brickfields, 50470 Kuala Lumpur.
Peti Surat 10265, 50708 Kuala Lumpur.
Tel 03-2274 8759 & 2274 8760 Fax No: 03-2274 8755
E-mail: admin@jcs.org.my Website: <http://www.jcs.org.my>

FORM NO: 4C

**REQUIREMENT / INFORMATION ON SINGLE AND JOINT LAND AND BUILDING LOAN
OR MORTGAGE LOAN**

1. All relevant questions in the application FORM should be completed in full, no aspect should be left blank.
2. The application form should be duly signed and forwarded with :-
 - a) Photocopy of Identity Card (applicant and any other co-owner)
 - b) Document to show proof of Income (e.g. Salary Slip) and the latest EA Form
 - c) Photocopy of the Issue Document of the Title
 - d) Latest Income Tax Form and payment receipt (for Borrower and Joint Borrower)
 - e) Photocopy of Sales and Purchase agreement (2 sets)
 - f) Letter of consent to charge the property/title if the applicant is not the sole owner / if the property is a joint property
 - g) Photocopy of current Quit Rent (Cukai Tanah) and Assessment Rent (Cukai Taksiran)
 - h) Approved Photocopy of Plan of Proposed Building
 - i) Central Credit Reference Information System (CCRIS) Report can be obtained by the applicant from Bank Negara Malaysia by producing the IC or authorise JCS to obtain it by signing the consent form. Only 60% of a member's income can be used to repay all loans as directed by Bank Negara since 2013.
 - j) Processing Fee of RM100.00 for a single loan and RM200.00 for a joint loan
3. Any member who wishes to redeem the property from a financial institution should provide the redemption statement.
4. All legal fees are to be paid direct to the solicitor.
5. Fire Insurance in the joint name of the Koperasi and the borrower for the replacement value has to be taken from the Koperasi's Insurer. Payments for this premium could be included into the loan sum. There is no restriction if the member wishes to take additional policies.
6. Repayment should be regular and consistent in the quantum.
7. The property would be appraised by a JCS appointed appraiser. The Board of Management may exempt the appraisal in a location where the value can be ascertained. The appraiser's fees will have to be paid directly to the appraiser by the applicant.
8. The original title would be charged to JCS and retained by JCS.
9. Once the initial cheque is released to the solicitor, the repayment of the loan commences immediately and the onus of repayment lies with the borrower.
10. The onus of paying the quit rent and assessment lies with the borrower. A copy of the quit rent and assessment receipts must be extended to JCS every year during the tenure of the loan.
11. The member must take a Mortgage Reducing Term Assurance and Fire Insurance. JCS is in a position to help to take out such a policy.
12. No second charge is applicable on the property unless the first charge is with JCS.
13. The applicant should be a member of JCS for at least 6 months.

Requirements Specific to a Land and Building Loan

1. A member is eligible for this loan more than once and,
 - A member who has obtained a loan to purchase a piece of land may subsequently be given a loan to erect a building on the land.
 - If there is an increase in the quantum of loan as a result of a change in the regulation, a member may apply for the difference only once, provided that the original loan remains outstanding and the security provided remains un-discharged.
2. The maximum loan that shall be granted is RM 400,000.00 for a single loan, and RM 600,000.00 for a joint application by two or more applicants – or 90% of the value of the property whichever is lower, with MRTA (Mortgage Reducing Term Assurance) being applicable to each member.
3. The maximum repayment period of the loan is 30 years, or on the member attaining the age of 60, whichever is earlier.
4. The interest rate is 4.8% per annum based on monthly rest for the entire period of the loan. The member can opt to pay the interest only for the first 3 years and subsequently pay the interest plus principal for the remaining period of the loan.
5. For a loan settled or transferred within 3 years from the date of releasing the loan, a penalty of 2.5% of the outstanding capital sum will be levied.

Requirements Specific to a Mortgage Loan

1. The maximum loan that shall be granted is RM200,000 for a single applicant and RM300,000 for a joint application – or 80% of the value of the property whichever is lower, with MRTA (Mortgage Reducing Term Assurance) being applicable to each member.
2. The maximum repayment period of the loan is 120 months (10 years), or on the member attaining the age of 60 whichever is earlier.
3. The interest rate is 4.8% per annum based on monthly rest for the entire period of the loan. The member can opt to pay the interest only for the first 3 years and subsequently pay the interest plus principal for the remaining period of the loan.

APPLICATION FORM FOR A SINGLE OR JOINT LAND AND BUILDING LOAN OR COLLATERAL LOAN

To the Secretary of Koperasi Jaffnese Berhad,
I wish to apply for a Land and Building Loan/ Mortgage Loan

1. TYPE OF LOAN (Tick the applicable box)

Land & Building Loan Mortgage Loan

2. DETAILS OF LOAN REQUESTED

Amount of loan applied for : RM _____ (the amount will be apportioned equally for a joint loan)

Repayment Period : _____ Months

Repayment schedule Interest only for first 3 years, before Interest + Principal is paid subsequently
 Interest + principal for the duration of the loan

3. PERSONAL DATA OF APPLICANT NO. 1

Name : _____

Date of Birth : ____/____/____ IC no(new): _____-____-_____

Mem no: _____ Permanent Address: _____

Postcode: _____ Town: _____

House tel no: _____ HP no: _____

Email: _____

Name of employer : _____ Position held : _____

Address : _____

Postcode: _____ Town: _____ Tel no: _____

4. PERSONAL DATA OF A JOINT APPLICANT (APPLICANT NO. 2)

Name : _____

Date of Birth : ____/____/____ IC no(new): _____-____-_____

Mem no: _____ Permanent Address: _____

Postcode: _____ Town: _____

House tel no: _____ HP no: _____

Email: _____

Name of employer : _____ Position held : _____

Address : _____

Postcode: _____ Town: _____ Tel no: _____

5. MORTGAGE TO BE CHARGED (For a Mortgage Loan)

Title no: _____ Lot no: _____ Area of land: _____

Mukim: _____ District: _____ State: _____

Postal address of property: _____

_____ Postcode: _____ Town: _____

Freehold / Leasehold: _____ Period of lease: From: _____ to _____

Nature of property: _____

Annual Quit Rent (RM): _____ Annual Assessment (RM): _____

Present Registered Owner: _____

6. PARTICULARS OF PROPERTY INTENDED TO BE PURCHASED (For Land & Building Loan)

Title No: _____ Lot No: _____ Area of Land: _____

Mukim: _____ District: _____ State: _____

Postal address of property: _____

_____ Postcode: _____ Town: _____

Freehold or Leasehold: _____ Annual Assessment (RM): _____

Present registered owner: _____

Stage of construction: _____

Deposit paid towards the purchase of the property (RM): _____

Encumbrance (if any): _____

Purchaser's relationship to owner _____

Purchase price: Land/Building and Land (RM): _____

7. JCS PANEL OF SOLICITORS AND VALUERS

Please select the solicitor of your choice from the JCS's Panel of lawyers to handle the transaction.

Ananda & Co.
No.19 (1st Floor) Jalan Scott
Brickfields
50470 Kuala Lumpur

Kanesalingam & Co.
5th Floor Wisma T.K. Tang No.4 Jalan
Yap Ah Loy 50050 Kuala Lumpur

V. Karthigasu & Co.
No.83 Tingkat 2 Bangunan
Mookapillai Jalan Yam Tuan 70000
Seremban

Azman Joseph & Associates No.261 4th
Floor Jalan Tun Sambanthan 50470
Kuala Lumpur.

A. Gnanarajah & Co.
5th Floor Wisma Tek Lee No.38
Jalan Tun Perak 50050 Kuala
Lumpur

Vicknaraj, R.D. Ratnam, Rajesh Kumar &
Associates
No. 261 4th Floor Jalan Tun
Sambanthan 50470 Kuala Lumpur

Kaiser & Co.
No. 40A, 1st Floor, Jalan 52/18,
Selangor, 46200 Petaling Jaya

K Lakshmidewi & Co
No.147 Tingkat Satu Jalan Tunku Putra
09000 Kulim

S.I. Rajah & Co.
1st Floor Wisma MHBA 6-1 Jalan
Hang Jebat 50150 Kuala Lumpur

Mohd. Latip & Associates
No.202 Jalan Sultan Abdul Samad 42700
Banting

Ghandi & Co
Suite 21-5 Level 21 Centro No. 8
Jalan Batu Tiga Lama 41300 Klang

Rathi MG Associates
Mezzanine Floor No.3 Lorong Padang
Belia Brickfields 50470 Kuala Lumpur

Vin Partnership
69, Jalan 5/58, Gasing Indah, 46000
Petaling Jaya, Wilayah Persekutuan
Kuala Lumpur

Vicknaraj, R.D. Ratnam, Rajesh Kumar &
Associates
No. 261 4th Floor Jalan Tun
Sambanthan 50470 Kuala Lumpur

d. Please select the Valuer of your choice from the JCS's Panel of Valuers to do the valuation of the property.

<input type="checkbox"/>	PPC International Sdn Bhd 8 th Floor Campbell Complex No.8 Jalan Dang Wangi 50100 Kuala Lumpur	<input type="checkbox"/>	Cheston International (KL) Sdn Bhd Suites B- Suite 2A, 2nd Floor, Plaza Flamingo, No.2, Tasik Ampang, Jalan Hulu Kelang, 68000 Ampang, Selangor Darul Ehsan
--------------------------	---	--------------------------	--

I declare that all the statements contained in this application form and on any supporting schedules are true and complete as to the state of my financial position and credit worthiness.

Applicant No. 1

Applicant No. 2

Applicant's Name : _____

Applicant's Signature: _____

Date : _____

NOTE: Recommend for approval by Treasurer: _____

Signature of Treasurer

Date

INCOME AND EXPENDITURE STATEMENT OF A MEMBER APPLYING FOR A SINGLE OR JOINT LAND AND BUILDING LOAN OR MORTGAGE LOAN

(DSR: Only upto 60% of a member's income can be used to repay all loans)

A Approximate monthly Income(RM) (please attach supporting documents)			
	Item	APPLICANT 1	APPLICANT 2
i	Applicant's Salary		
i	Pension		
iii	Allowances		
iv	Business income		
v	Property income		
vi	Tution income		
vii	Spouse income		
	Other incomes(pl state)		
	a.		
	b.		
	c.		
	TOTAL INCOME		

B Approximate monthly expenditure(RM) (please attach supporting documents)			
	Item	APPLICANT 1	APPLICANT 2
i	Household expense		
ii	Personal expense		
iii	Childrens education		
iv	Travelling expense		
v	Property expense		
vi	Other loan repayments		
	a. Housing loan		
	b. Personal loan		
	c. Hire purchase loan		
	d. Car loan		
	e. Credit card		
	f. Bank overdraft		
vii	Life insurance		
viii	Income tax		
ix	EPF		
x	SOCSO		
xi	Other expenses(pl state)		
	a.		
	b.		
	c.		
	d.		
	TOTAL EXPENDITURE		
	MONTHLY SURPLUS		

C	FOR OFFICE USE		DSR - Debt service ratio	
	APPLICANT 1		60% of income=RM	40% of income=RM
	Monthly expenditure(incl loan repayment): RM		x 100% =.....% DSR	
			Monthly income: RM.....	
	Loan amount applied: RM			
	Maximum loan eligibility:RM			
	Loan amount approved:RM			
	Repayment period(months):			
	Monthly repayment: RM			
	APPLICANT 2		60% of income=RM	40% of income=RM
	Monthly expenditure(incl loan repayment): RM		x 100% =.....% DSR	
			Monthly income: RM.....	
	Loan amount applied: RM			
	Maximum loan eligibility:RM			
	90% value of the property:RM			
Loan amount approved:RM				
Repayment period(months):				
Monthly repayment: RM				

Attention:

**KOPERASI JAFFNESE BERHAD
40, JALAN TUN SAMBANTHAN 3
50470 KUALA LUMPUR**

Date : _____

Re: Letter of Consent for Disclosure of Credit Information

Pursuant to the Credit Reporting Agencies Act 2010 (“Act”), I/We, the following hereby give you consent to obtain and/or disclose any Credit Information (as defined in the Act) relating to me/our company from and/or to Experian Information Services (Malaysia) Sdn. Bhd. (“EXPERIAN”) or any source deemed appropriate to verify my/our credit history as you and/or EXPERIAN or any source deemed appropriate may deem fit under any applicable law, regulation, guidelines, regulatory requirement or directive in relation to my/our company’s credit application or transaction with you for the following purposes (but not limited to):

- New Application or Opening of account
- Credit/account evaluation/review/monitoring
- Debt recovery purposes
- Scoring Solutions
- Employment evaluation
- Legal documentation and/or action consented to a contract or facility granted

Apart from CCRIS information, where EXPERIAN consider it necessary or appropriate for the purposes of data processing including complying to legal / regulatory requirements, or to enable us to continue providing our services or products to you, EXPERIAN may transfer your Personal Data to another member of EXPERIAN Group companies or third party service or product providers within or outside of Malaysia, under conditions of confidentiality and adherence to the local and applicable foreign data protection laws.

This consent shall remain applicable as long as I/our company am/is maintaining an account/loan/credit/any transaction with you.

.....
Name of Individual:

.....
Name of Individual::

IC Number:

IC Number:

Designation:

Designation: