

<p>PRODUCT DISCLOSURE SHEET</p> <p>(Read this Product Disclosure Sheet before you decide to participate in the “IKHLAS Long Term Fire Takaful for LPPSA”. Be sure to also read the general terms and conditions.)</p>	<p>TAKAFUL IKHLAS GENERAL BERHAD</p> <p>(Licensed under Islamic Financial Services Act 2013 and regulated by Bank Negara Malaysia)</p> <p>IKHLAS LONG TERM FIRE TAKAFUL FOR LPPSA</p> <p>Date : xx/xx/xxxx</p>
<p>1) What is this product about?</p> <p>This product provides cover against losses and/or damages to your buildings due to fire, lightning and covered perils. The period of cover for this Takaful depends on the financing period as agreed between the Takaful Participant and the financier i.e. Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA).</p> <p>This product is packaged together with <i>IKHLAS</i> Mortgage Reducing Term Takaful for LPPSA.</p>	
<p>2) What are the Shariah concepts applicable?</p> <p>Tabarru’ – means donation for the purpose of solidarity and cooperation among the Takaful Participants and to be used to help Takaful Participants in times of misfortune. In the context of the Company, Tabarru’ will be allocated into the Risk Fund.</p> <p>Wakalah – refers to a contract where a party, as principal (<i>muwakkil</i>) authorizes another party as his agent (<i>wakil</i>) to perform a particular task on matters that may be delegated with or without imposition of a fee. In the context of the Company, we are appointed as an agent (<i>wakil</i>) to carry out the Takaful Business and a Wakalah fee (<i>ujrah</i>) to be paid to the Company.</p>	
<p>3) What are the covers / benefits provided?</p> <p>This Takaful Certificate covers:</p> <p>Loss or damage of buildings due to the following causes (perils):</p> <ul style="list-style-type: none"> (a) Fire, lightning, thunderbolt, subterranean fire (b) Explosion – domestic <p>Note: <i>The above list is non-exhaustive. Please refer to the Takaful Certificate for further details on the terms and conditions of the above perils.</i></p>	
<p>4) How much Takaful Contribution do I have to pay?</p> <p>The total Takaful Contribution that you have to pay may vary depending on the amount of Sum Covered determined for your building and the duration of Takaful which depends on the loan tenure.</p>	
<p>5) What are the fees and charges that I have to pay?</p> <p>The following charges are applicable:</p> <p>What you have to pay in addition to the Takaful Contribution amount :-</p> <ul style="list-style-type: none"> • Applicable taxes are chargeable at the prevailing rates <p>What is included in the Takaful Contribution amount :-</p> <ul style="list-style-type: none"> • Wakalah Fees - <ul style="list-style-type: none"> ✓ Commissions : up to 15% of Takaful Contribution ✓ Management Expenses : up to 15% of Takaful Contribution <p>What you have to pay if you cancel the Takaful Certificate :-</p> <ul style="list-style-type: none"> • Cancellation Fee : RM10.00 <p>What you have to pay if you made a claim and need to reinstate your Takaful Certificate :-</p> <ul style="list-style-type: none"> • Reinstatement Fee : RM15.00 	

6) What are some of the key terms and conditions that I should be aware of?

Importance of Disclosure

- You must disclose all material facts such as previous loss experience, building construction that you know or ought to know; otherwise your Takaful Certificate may be invalidated.
- You are to notify us immediately if there are any relevant changes to the particulars related to this Takaful Certificate.

Contribution Warranty

- It is a fundamental and absolute special condition of this Takaful Certificate that the Takaful Contribution due must be paid and received by the Company within sixty (60) days from the inception date of this Takaful Certificate/ endorsement/ renewal Takaful Certificate.
- If this condition is not complied with, this Takaful Certificate is automatically cancelled and the Company shall be entitled to the pro-rate contribution for the period that the Company has been on risk.

Amount to be Covered

- You must ensure that your property is covered at the appropriate amount taking into account of the renovations made to your property.
- You are advised to inform us if the value of your property has increased. We will issue an endorsement to your revised Sum Covered which shall be subjected to additional pro-rate Takaful Contribution.
- You shall be considered as covering yourself for any under coverage and shall bear the rateable proportion of loss accordingly.

Surplus

- The Company will charge a Surplus Administration Charge (SAC) of 50% of the gross distributable surplus arising from the Risk Fund at the end of the financial year. However, the Company may at its discretion and where appropriate charge the SAC for less than 50% of the gross distributable surplus. Any net distributable surplus arising (after deducting the SAC) from the Risk Fund will be allocated in full (100%) to the Takaful Participant. If the amount due to Takaful Participant is less than the threshold, the amount shall either be retained in the Risk Fund or donated to charity on behalf of the Takaful Participants. Both the threshold and the treatment of such amount shall be as defined in the Surplus Management Policy.

Reinstatement of Sum Covered

- After a loss, the full Sum Covered of this Takaful should be maintained such that You are required to pay an additional pro-rate Takaful Contribution based on the amount of loss calculated from the date of loss to the next Takaful Certificate Anniversary.
- If the Takaful Contribution for reinstatement is not paid, You will be exposed to being under covered and shall be subject to the proportional sharing of loss based on the "Average" Clause, from the loss date to the next Takaful Certificate Anniversary.
- Upon the Takaful Certificate Anniversary, the Sum Covered will be automatically reinstated to the full amount stated in the Schedule.

7) What are the major exclusions under the Takaful Certificate?

This Takaful Certificate does not cover certain losses, such as :

- War, invasion, act of foreign enemy, hostilities, or warlike operations (whether war be declared or not), civil war;
- Mutiny, riot, military or popular uprising, insurrection, rebellion, revolution, military or usurped power, martial law or state of siege or any of the events or causes which determine the proclamation or maintenance of martial law or state of siege;
- Any act of terrorism;
- Loss or damage caused by cessation of work, or by confiscation, commandeering, requisition or destruction of or damage to the property by order of the Government de jure or de facto or any Public Municipal or Local Authority of the country or area in which the property is situated;

- Loss or damage to property by its own fermentation, natural heating or spontaneous combustion or by its undergoing any heating or drying process;
- Loss or damage arising from or in consequence of or contributed to by nuclear weapons material;
- Loss or damage arising from or in consequence of or contributed to by ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel. Solely for this purpose, combustion shall include any self-sustaining process of nuclear fission.
- Consequential loss or damage of any kind except Rent Takaful.

Note: *This list is non-exhaustive. Please refer to the Takaful Certificate for the full list of exclusions under this Takaful Certificate.*

8) Can I cancel my Takaful Certificate?

You may cancel your Takaful Certificate by giving written notice to the Company subject to the agreement by the LPPSA. Upon cancellation, you are entitled to a refund of the pro-rate Takaful Contribution for the remaining period of Takaful or minimum payable under the Takaful Certificate. No refund of Takaful Contribution is allowed if there is a claim under the Takaful Certificate.

9) What do I need to do if there are changes to my contact details?

It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.

10) Where can I get further information?

Should you require additional information about Houseowner Takaful, please refer to the *insuranceinfo* booklet on 'Houseowner Takaful'. You can obtain a copy from your Takaful intermediary or visit www.insuranceinfo.com.my

Should you require additional information, please contact us at:

Putrajaya Branch,
Takaful Ikhlas General Berhad
No 12, Jalan Diplomatik,
P15 Presint 15, 62050 Putrajaya.

Tel: +603 8890 3100
Fax: +603 8890 5100
Website : www.takaful-ikhlas.com.my
E-mail : ikhlascare@takaful-ikhlas.com.my

11) Other similar types of cover available.

- *IKHLAS* Houseowner/Householder Takaful

IMPORTANT NOTE :

YOU SHOULD ENSURE THAT YOUR PROPERTY IS COVERED AT THE APPROPRIATE AMOUNT AS IT WILL AFFECT THE AMOUNT YOU CAN CLAIM. YOU SHOULD READ AND UNDERSTAND THE TAKAFUL CERTIFICATE AND DISCUSS WITH THE AGENT OR CONTACT TAKAFUL OPERATOR DIRECTLY FOR MORE INFORMATION.

PURSUANT TO PARAGRAPH 5 OF SCHEDULE 9 OF THE ISLAMIC FINANCIAL SERVICES ACT 2013, IF YOU ARE APPLYING FOR THIS TAKAFUL WHOLLY FOR PURPOSES UNRELATED TO YOUR TRADE, BUSINESS OR PROFESSION, YOU HAVE A DUTY TO TAKE REASONABLE CARE NOT TO MAKE ANY MISREPRESENTATION IN ANSWERING THE QUESTIONS IN THE PROPOSAL FORM (OR WHEN YOU APPLY FOR THIS TAKAFUL). YOU MUST ANSWER THE QUESTIONS FULLY AND ACCURATELY.

FAILURE TO TAKE REASONABLE CARE IN ANSWERING THE QUESTIONS MAY RESULT IN VOIDANCE OF YOUR CONTRACT OF TAKAFUL, REFUSAL OR REDUCTION OF YOUR CLAIM(S), CHANGE OF THE TERMS OR TERMINATION OF YOUR CONTRACT OF TAKAFUL.

THE ABOVE DUTY OF DISCLOSURE SHALL CONTINUE UNTIL THE TIME YOUR CONTRACT OF TAKAFUL IS ENTERED INTO, VARIED OR RENEWED WITH US.

IN ADDITION TO ANSWERING THE QUESTIONS IN THE PROPOSAL FORM (OR WHEN YOU APPLY FOR THIS TAKAFUL), YOU ARE REQUIRED TO DISCLOSE ANY OTHER MATTER THAT YOU KNOW TO BE RELEVANT TO OUR DECISION IN ACCEPTING THE RISKS AND DETERMINING THE RATES AND TERMS TO BE APPLIED.

YOU ALSO HAVE A DUTY TO TELL US IMMEDIATELY IF AT ANY TIME AFTER YOUR CONTRACT OF TAKAFUL HAS BEEN ENTERED INTO, VARIED OR RENEWED WITH US ANY OF THE INFORMATION PROVIDED IN THE PROPOSAL FORM (OR WHEN YOU APPLIED FOR THIS TAKAFUL) IS INACCURATE OR HAS CHANGED.

The information provided in this Product Disclosure Sheet is valid as at xx/xx/xxxx