



INDONESIA PROPERTY LOAN

Product Information Booklet

Facilitating
Property Ownership
In Indonesia

a property
s finance
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a management

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Product Information Booklet

This booklet provides information about the Indonesian Property Loan (IPL) offered through Asia Property Finance Management (APFM) in Indonesia.

Loan Features

- The IPL is a loan to assist foreigners to purchase residential property in Indonesia.
- The IPL is available in United States Dollar (USD), Australian Dollar (AUD), and Indonesian Rupiah (IDR).
- The minimum loan amount is IDR 100 million and maximum IDR 5 billion (for villa/resort max is IDR 3 billion), or its equivalent in USD or AUD.
- The maximum loan amount that can be borrowed is 60% of the latest valuation; a 40% deposit is required.
- Maximum loan period is 10 years for principal and interest.
- Interest rates are calculated at a variable rate, based on Cost of Funds for the currency of the loan, and a margin.

Eligibility

- IPL is available to non-Indonesian citizens (foreigners) residing in Indonesia, subject to Bank approval.
- Only existing residential dwellings in Indonesia such as house with land, apartment will be considered.
- Loan can only be granted if the property is registered in borrowers' name "Hak Pakai" or Title to Use the Land, with a Building Permit (or Ijin Mendirikan Bangunan – IMB) attached to the certificate.
- Borrowers can only apply for one loan as foreigners are only allowed to own one Indonesian based property.
- You must be able to demonstrate your ability to meet all your financial commitments, such as rent, living expenses, and loan repayments. The ability to repay the loan will be determined for each borrower and is dependent on their individual financial circumstances and the value of the security.

Valuation

The Lending Bank will assign a valuation company to determine the value of the property. All costs of this valuation will be at the applicant's expense. The report is for the lending bank use only. It is strongly recommended that you have a professional building inspection of the property before you make the purchase.

Notary Charge

All charges generated by Notaries will be charged directly to you without any additional compensation.

Payment Options

Regular monthly payments are made as principal and interest during the life of the loan. Partial and full payments are able to be made prior to loan maturity.

Risks

Loans denominated in a currency other than IDR are at risk from currency market fluctuations. If there is an adverse movement in the exchange rate, the value of your outstanding loan when converted to IDR may exceed the agreed lending ratio (that is the ratio of the value of the loan to the value of the security expressed as a percentage). You have to maintain the LTV (Loan To Value) at a maximum of 80%. You may be required to provide additional collateral or make additional payments to restore the ratio back to the agreed lending ratio.

Further Requirements Asked by The Bank

The Applicant must read and acknowledge the following:

- Borrower has to sign "Upfront Surrender" for the Bank to process asset repossession settlement without borrower's presence in the event of default.
- The land title will be assigned to the Lending Bank for the duration of the loan as security.

- Borrower has to top up funds to maintain the approved LTV or the Bank may convert the loan into IDR currency without borrower's consent to maintain the LTV within the acceptable range. IDR Loan will be subject to IDR interest rate.
- Borrower has to place 1 month installment to avoid insufficient funds or late payment due to borrower's absence.
- Related to the inheritance law (refer to borrower's country of origin law): borrower has to state certain heir/heirress who will receive the property if borrower passes away.

Other Risks

The risks described here may not include all risk considerations that may be relevant to you when entering into an IPL. Before transacting, you should be satisfied that this product is suitable for you. We recommend that you consult your investment and tax advisers or obtain other independent advice.

Your Mortgage Agreement

An APFM sales associate will be assigned to you and will oversee the day-to-day processing of your mortgage application.

If you decide to apply for an IPL, you should keep this PIB and all other documentation relating to your application for future reference. Terms and Conditions will be supplied on loan offer by the relevant bank concerned.

If you have any questions or wish to speak directly with our sales associates, please contact +6221 515 7603 between 9 am to 5 pm, Monday to Friday, or email info@apfm.biz.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

A FOREIGNER MUST BE PRESENT IN INDONESIA AT LEAST ONCE EVERY 12 MONTHS IN ORDER TO AVOID THE POSSIBILITY OF THE LAND TITLE CONVERTING FROM THE FOREIGNERS NAME TO GOVERNMENT OWNERSHIP.

Indonesian Property Loan Application

Applying for your Indonesian Property Loan

Thank you for requesting an Indonesian Property Loan (IPL) application. To enable us to process your application, please ensure you have:

- READ, COMPLETED and SIGNED the Application form.

To process your application we require the following documents:

- Certified copy of Passport & Work Permit (KITAS /KIMS – information page including photo and signature)
- Indonesian Tax File Number (NPWP)
- 3 months original/ copy Bank Statements
- Copy of current deposits, shares or other investment statements
- Original business card
- Copy of income tax return
- Copy of rental agreement (if available)
- Copy of purchase contract (for new purchase)

Please note:

Certification must be obtained from the appointed broker agent. All certifications must record the full name, occupation, telephone number and address of the person certifying the documents and include an official stamp.

Employee Applicants

(in addition to the above)

- 3 months original pay slips
- Copy of employment contract (if available)

Self-employed Applicants

(in addition to the above)

- Copy of business registration
- Copy of business financials
- Copy of share statement

For further information or assistance please contact:

PT APFM

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INDONESIA

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Please note:

- All original documents will be returned once the application has been processed.
- Loan is available to non-Indonesian Citizens purchasing a property in Indonesia.
- APFM will contact you to advise the outcome of your application.



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