

## Important Notes for Redemption of Property

### 1. Notification of redemption:

You shall give notice of redemption via the Bank's standard letter via **Form 2RDM**. Please be informed that any subsequent change or extension by you in the redemption date within the notice period (which is taken as 3 months from the notice date) will be subject to a processing charge of SGD300 per change. The processing charges will be included in the redemption statement and payable by way of a cashier's order drawn on a bank in Singapore and made payable to "UOB Ltd" or "FEB Ltd", whichever is applicable. Should the request for extension of the redemption date be beyond the expiry date of the notice period, there will be no processing charge but you are to serve a FRESH 3 months' notice of which accrued interest and/or interest in-lieu of notice will be charged for the second notice period.

### 2. Conduct title search:

You will conduct a title search on the Mortgaged Property(s) immediately upon receipt of our instructions and report to us immediately upon receipt of the title search of all mortgages, charges and caveats registered in our favour against the Mortgaged Property(s). Your confirmation of the particulars of the title search (mortgage/caveat no. and Borrower(s)/Mortgagor(s)) must be furnished to us via **Form 1RDM**.

### 3. Computation of Interest

(1) *Via cashier's order (to be received by 10:00 am on the next business day after redemption date).*

If the redemption takes place on or before the 3 months' notice expiry date:

- (i) accrued interest will be computed from *redemption notice date* to the redemption date,
- (ii) in addition, interest in lieu of notice will be computed from the day after redemption date to the 3 months' notice expiry date.

If the redemption takes place after 3 months' notice expiry date:

- (i) accrued interest will be computed from *redemption notice date* to the redemption date,
- (ii) there will be no interest-in-lieu of notice.

(2) *Via debiting from customer's UOB current/savings account on the redemption date.*

If the redemption takes place on or before the 3 months' notice expiry date:

- (i) accrued interest will be computed from *redemption notice date* to the day before the redemption date,
- (ii) in addition, *interest in lieu of notice* will be computed from redemption date to the 3 months' notice expiry date.

If the redemption takes place after the 3 months' notice expiry date:

- (i) accrued interest will be computed from *redemption notice date* to the day before the redemption date,
- (ii) there will be no interest-in-lieu of notice.

#### **Note:**

Borrower's original letter to authorize the debiting of account must be received by the Bank at least two working days before the actual completion date and signed in accordance with the Bank's specimen signature record. You are to confirm with the Bank on the aforesaid arrangement nearer the date of redemption.

### 4. Preliminary redemption statement:

A preliminary redemption statement will be forwarded to you after the Bank's receipt of the title search and Form 1RDM. You may expect to receive the preliminary redemption statement at least three weeks prior to the date of completion.

**5. Final redemption statement:**

The Bank will fax you the final redemption statement by 10.30am on the actual day of redemption. You shall always reconfirm the redemption amount on the morning of the actual date of redemption.

**6. Additional statement request:**

The Bank will only provide you with one preliminary redemption statement and one final redemption statement. The redemption amount is subject to no movement in the account and no change in interest rates. Additional statement request (with no change in redemption date) will be subject to a processing charge of S\$100 per request. This processing charge will be included in the redemption statement and payable by way of a cashier's order drawn on a bank in Singapore and made payable to "UOB Ltd" or "FEB Ltd", whichever is applicable.

**7. Execution of documents:**

We require at least 10 working days to execute the discharge document, Total Discharge of Mortgage (TDM). Please send the TDM promptly for our execution using **Form 1RDM**.

**8. Collection/ Release of documents:**

The executed TDM will be ready for your collection at our office 7 days prior to completion date. You shall only release the TDM to the mortgagor's solicitors in exchange for the payment of the confirmed redemption amount.

**9. Mode of payment of redemption amount:**

You will inform the Bank on the mode of payment via **Form 3RDM**. The amount payable for redemption shall, unless otherwise instructed, be payable by way of a cashier's order drawn on a bank in Singapore and made payable to "UOB Ltd for [Name of the Borrower(s)]" Or "FEB Ltd for [Name of the Borrower(s)]" whichever is applicable. Please ensure that the Borrower(s) name(s) appearing on all the Cashier's Orders are correct.

**10. Time of receipt of cashier's order:**

The cashier's order for the full redemption amount must be received by the Bank:

- (a) by 10.00 am on the next business day following the date of redemption for redemption date falling on Monday to Thursday (excluding public holidays) or
- (b) by 11.30 am on Friday for redemption date falling on a Friday, failing which additional interest will be computed up to the eve of the next business day as no cashier's orders will be accepted for clearing on Saturdays.

**11. Excess Refund:**

The Bank will refund any excess redemption money by Cashier's order or credit the same into the Borrower(s) / Mortgagor(s) account with the Bank as advised by the Borrower(s) and/or Mortgagor(s) solicitors.

**12. Foreign Currency Loans:**

For Foreign Currency Loans, if payment is made in Singapore dollars, it is subject to exchange rate on the day the payment is received by the Bank.

**13. Costs and expenses:**

The Borrower(s) and/or the Mortgagor(s) shall bear all our costs and expenses incurred or to be incurred in connection with the matter, including the payment of your costs and disbursements. The legal costs for the appointment of solicitors to act for the Bank in the redemption and discharge of the mortgage return of title deed shall be borne by the Borrower(s) and/or the Mortgagor(s).

**14. Return of Title Deeds:**

**(i) For Partial Redemption**

In respect of any property which has not been discharged from the mortgage after partial redemption has been completed, you shall promptly return all title deeds relating to the property to us for our safekeeping using Return of Documents for Bank's Safekeeping (Form 6).

**(ii) For Aborted Matter**

In the event that the redemption is aborted, you are to inform the Bank immediately quoting our reference no. and return the title deeds forthwith to our Security Document Control Department. The TDM (if already executed by the Bank and collected by you) must be returned to the Bank for destruction.

**15. Fire Insurance:**

If the property is covered under fire insurance and the Mortgagor(s) want(s) to cancel the fire insurance policy after the property is redeemed, please advise the Mortgagor(s) to write to the insurer directly to cancel the fire insurance policy.