

## Frequently Asked Questions

**01 What happens to the balance payout if a borrower/customer passes away just a few years after signing up for the loan/financing? Will it be passed on to the next-of-kin?**

The standard loan/financing termination process will take place.

Below are the options available to the next-of-kin.

**Settle the outstanding loan/financing**

To settle the outstanding, and the property will be reverted to the next-of-kin.

**Dispose the property**

Should the next-of-kin not opt to settle the loan/financing, Cagamas will proceed to dispose the property and settle the outstanding loan/financing.

**02 Can a borrower/customer surrender or terminate the loan/financing during their lifetime?**

Yes, by borrower/customer settling or paying off the accumulated outstanding loan/financing amount.

**03 After the borrower/customer passes away, would the loan/financing continue to accumulate interest/profit until the property is finally sold?**

The loan/financing would NOT accumulate any more interest/profit. It will cease with the last disbursement made on the monthly payout.

**04 What are the additional costs for the signing of the loan/financing agreement and who would bear the costs?**

There are some initial costs/expenses that will be incurred by the borrower/customer i.e one-time fee to waive the recourse, legal and valuation fees, property insurance/takaful, admin and servicer fees (if any). The initial costs/expenses above can be financed by the loan/financing.

**05 Is there any requirement for fire/natural disaster/damage insurance coverage for the property?**

Yes, fire and home insurance/takaful for the property is compulsory to be undertaken by the home owner.

**06 Is a gradually increasing monthly payout possible for borrower/customer to manage the rising cost of living due to long-term inflation?**

No, the monthly payout is fixed from the start of the loan/financing tenure throughout the lifetime of the borrower/customer.

**07 Is the loan/financing open for leasehold properties or properties built on leasehold land?**

Yes, it is open for leasehold properties subject to certain terms and conditions.

## How to apply?



**Step 1**

Schedule an appointment with selected EPF Branches



**Step 2**

Take a pre-assessment test to determine your eligibility



**Step 3**

Make an appointment with AKPK's Financial Advisor



**Step 4**

Complete the financial advisory module with AKPK to get the financial certificate



**Step 5**

Submit your application to Cagamas or selected EPF branches, or apply online at <https://digitalssb.cagamas.com.my/main-page>



National Mortgage Corporation of Malaysia

# Skim Saraan Bercagar/ Skim Saraan Bercagar Islamik

Conventional/Islamic Reverse Mortgage



For further information on SSB/SSB-i,  
log on to [www.ssb.cagamas.com.my](http://www.ssb.cagamas.com.my)  
or call us at +603-2262 1800

## What is Skim Saraan Bercagar/ Skim Saraan Bercagar Islamik (SSB/SSB-i)

SSB/SSB-i are reverse mortgage schemes offered by Cagamas Berhad, the National Mortgage Corporation of Malaysia, which was established in 1986 to promote home ownership and contribute towards nation development.

Cagamas Berhad is a wholly owned subsidiary of Cagamas Holdings Berhad, which is owned by Bank Negara Malaysia (20.0%), commercial banks (78.3%) and investment banks (1.7%).

SSB/SSB-i is a type of loan/financing that is targeted for the elderlies or retirees who own a home, and allows them to convert their one big asset - their residential property - into a fixed monthly income stream throughout their lifetime, without sacrificing ownership whilst continuing to stay in their home.

- ✓ To enable retired home owners to gain access to a lifetime stream of supplemental cash flow for daily subsistence.
- ✓ Home owners can now draw on their home equity to supplement their retirement income, thus reducing the dependency on their next-of-kin.



## Benefits to home owners



### Lifetime/long financing tenure

Fixed monthly payouts throughout the lifetime of the borrower(s) or up to 120 years old for customer(s) under SSB-i.



### No payment during lifetime

Settlement only due when the last surviving borrower(s)/customer(s) passes away.



### Non-recourse

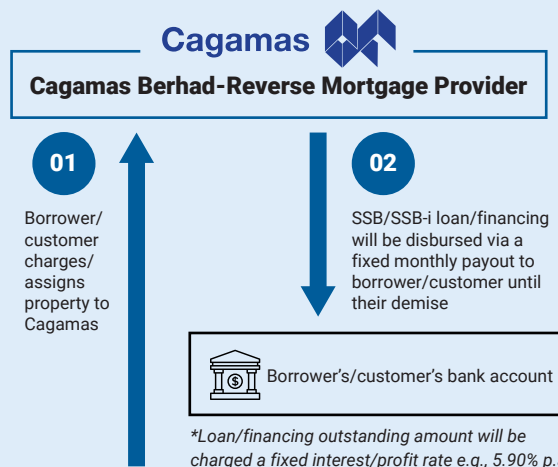
Heirs/estate of the borrower(s)/customer(s) will not be responsible to settle the outstanding loan/financing and any shortfall if the sale proceeds of the property is less than the outstanding loan/financing amount.



### Residing in own home

Borrower(s)/customer(s) can continue to stay in their home throughout their life.

## How does SSB/SSB-i work?



**Property of borrower/customer**



**Borrower/customer**

## Eligibility Criteria



### Borrower/Customer

- ✓ Malaysian
- ✓ Age 55 years and above
- ✓ Single or joint borrower(s)/customer(s) (up to 2 names)
- ✓ Owner or joint owners of a residential property



### Property

- ✓ Residential property in Malaysia held in borrower's/customer's name (joint ownership for joint loan/financing)
- ✓ Occupied and the primary place of residence
- ✓ Freehold or leasehold
- ✓ Unencumbered and mortgage-free
- ✓ Not subject to any Hibah (gift) including Hibah Amanah