

United Overseas Bank Limited (“UOB”) Property Loans – Festive Promotion

Terms and Conditions:

1) (a) The “*United Overseas Bank Limited (“UOB”) Property Loans – Festive Promotion*” (“**Promotion**”) is open to the individuals who complies with all the following conditions (“**Applicant(s)**”):-

(i) submit/s an application to United Overseas Bank Limited (“**UOB**”) to apply for a property loan (“**Property Loan**”) for any of the following:-

- (1) to finance his/her/their purchase of a Residential Property or
- (2) to re-finance his/her/their existing residential property loan in respect of a Residential Property, from another bank to UOB; or
- (3) for additional facility(ies) which will be secured against Residential Property that have yet to be mortgaged to UOB,

via the “*Festive Promotion Sign Up*” form available at [\[https://uniservices1.uobgroup.com/appforms/loans/Property_Loans_Festive_Promo.page?s_cid=Festive_Promo_tnc\]](https://uniservices1.uobgroup.com/appforms/loans/Property_Loans_Festive_Promo.page?s_cid=Festive_Promo_tnc) by 31 December 2016;

(ii) accepts the letter of offer issued by UOB in connection with the Property Loan (“**Letter of Offer**”) by 8 January 2017; and

(iii) the Applicable Interest Rate stated on the Letter of Offer is 0.95% above UOB’s prevailing FD Property Loan Rate_36M from 1st year and onwards (the “Promotional Interest Rate”). UOB reserves the right, at any time and from time to time, to vary the Promotional Interest Rate at its discretion without giving any reason or prior notice.

For the purpose of this Paragraph 1(a):-

- (A) “Residential Property” means a residential property located or situated in Singapore, and which has been issued with a Temporary Occupation Permit;
- (B) “FD Property Loan Rate_36M” is calculated based on UOB’s thirty-six (36) month Singapore Dollar Fixed Deposit rate for amounts less than S\$50,000 or such other sum as UOB may specify.

(b) For the avoidance of doubt, the Promotion:-

(i) is not applicable to any of the following Property Loans:-

- (1) Property Loans involving the restructuring of existing property loans already taken out with UOB;
- (2) Property Loans involving the re-pricing of existing property loans already taken out with UOB;
- (3) Property Loans involving application for additional facility(ies) which shall be secured against property(ies) that is/are already mortgaged to UOB;.
- (4) Property Loans which are under the UOB’s Staff Housing Loans Scheme;
- (5) where the Property Loan applied for under Paragraph 1(a)(i) above is a bridging loan; or

- (6) where the Property Loan applied for under Paragraph 1(a)(i) above is an overdraft facility.
- (7) where the property to be mortgaged to UOB has not obtained Temporary Occupation Permit.
- (8) where the property to be mortgaged to UOB is located or situated outside of Singapore.
- (ii) is only available to Applicant(s) who are natural persons and in respect of the financing of property registered in the name of natural persons.
- (iii) is not available to body corporates.
- (c) Notwithstanding anything to the contrary, UOB reserves the right to determine at its sole and absolute discretion the eligibility of any individual for the Promotion. The decisions of UOB on all such matters relating to the eligibility of any such individual and/or persons are final, conclusive and binding, and UOB is not obliged to give any reason or prior notice or be liable to any person whatsoever.
- 2) (a) Under the Promotion, Applicant(s) who fulfil the conditions stated at Paragraph 1 above shall be eligible to receive on a “*while stocks last*” and “*on a first come, first served*” basis the following gift as may be applicable based on the Property Loan amount as set out below (“Gift”) (such persons referred to as “Qualified Applicant(s)”):-

Gift	Property Loan amount granted to the Applicant(s) as reflected in the Letter of Offer
S\$500.00 worth of The Choice or Dairy Farm gift vouchers*	S\$300,000.00 (or its equivalent in foreign currency [^]) to S\$1,000,000.00 (or its equivalent in foreign currency [^])
S\$1,000.00 worth of The Choice or Dairy Farm gift vouchers*	more than S\$1,000,000.00 (or its equivalent in foreign currency [^])

*UOB reserves the right, at any time and from time to time, to issue either The Choice or Dairy Farm gift vouchers, at its discretion without giving any reason or prior notice.

[^]Property Loan amounts granted in foreign currencies will be converted to Singapore Dollars based on UOB's then prevailing exchange rate on the date the relevant Property Loan is processed in UOB's system.

- (b) For the avoidance of doubt:-
- (i) only one (1) Gift will be given per Property Loan accepted in accordance with the terms and conditions of this Promotion; and
- (ii) if there are more than one Applicant(s) for the same Property Loan, only one (1) Gift will be issued to the Applicant(s) notwithstanding that there are more than one (1) individual applicant for that same Property Loan.
- 3) A redemption letter to redeem the applicable Gift from designated Cold Storage branches located in Singapore will be issued by 31 March 2017 to the Qualified Applicant(s) and will be sent to the Qualified Applicant(s)'s last known mailing address in Singapore (based on UOB's records). The redemption is subject to the terms and conditions stated in the redemption letter and only the original redemption letters will be accepted at the place of redemption stated therein. Proper identification documents of the Qualified Applicant(s) (including, but not limited to, the original NRIC/Passport of the Qualified Applicant(s)) must be presented at the point of redemption of the Gift. Any late redemption of the Gift will not be entertained and will be treated as uncollected and forfeited.

- 4) This Promotion is not valid with agent, Introduce A Friend, welcome back and/or third party referral payment, and shall not be applicable to Applicant(s) who have received other benefits, rewards and/or administrative concessions from UOB on his/her existing or new property loan(s) (including, but not limited, to a waiver or reduction of any fee payable or penalty incurred by Applicant(s)).
- 5) (a) All property loan applications (including, but not limited to, the Property Loans) are subject to approval and acceptance by UOB. UOB shall not be required to give any reason or prior notice for any rejection of any property loan application and shall not be liable or responsible to any party for any rejection of any property loan application. No payment or compensation whether in cash, credit or any kind will be made for any rejection of any property loan application.
(b) The Letter of Offer shall contain such terms and conditions as UOB may require in relation to the Property Loan(s).
(c) With reference to paragraph 1(a)(i)(1), the Property Loan amount will be computed based on, amongst others, the purchase price of the Residential Property less the value of the Gift awarded to the Qualified Applicant.
- 6) UOB assumes no liability or responsibility of any kind for any failure or delay in the Qualified Applicant(s)' receipt of the redemption letter and/or the Gift or for any redemption letter and/or the Gift which gets lost or misplaced or tampered with or defaced or stolen or misdirected or damaged in the post or which has expired. The Gift must be collected within the time period(s) set out in the redemption letter and used within the time period(s) set out in the Gift failing which the Gift shall be null and void and the Gift shall be forfeited. Any Qualified Applicant(s) whose Gift has been forfeited or whose Gift has become null and void shall not be entitled to a replacement Gift or any payment or compensation notwithstanding non-receipt of the Gift or the redemption letter. Any Gift that has expired or which is not collected within the required time frame or any Gift and/or the redemption letter which is lost, misplaced, defaced, stolen or tampered with, misdirected or damaged is strictly non-replaceable. No payment or compensation whether in cash, credit or any kind shall be made for any Gift and/or the redemption letter which has expired or which is lost, misplaced, defaced, stolen, been tampered with, misdirected or damaged or for any Gift which is not collected within the required time frame.
- 7) The redemption letter and the Gift are neither transferable nor exchangeable for cash, credit or other gifts, in full or in part.
- 8) UOB assumes no liability or responsibility and will not be liable or responsible for (a) any defect, quality, deficiency, merchantability, fitness or any other aspect of the Gift and/or any other gifts; and/or (b) for the acts or defaults of the manufacturer, merchant and/or suppliers of the same. UOB is not an agent of the manufacturer, merchant and/or suppliers. In addition to these Terms and Conditions (as defined below), the manufacturer, merchant and/or suppliers of the Gift and/or any other gifts may impose separate and further conditions for the redemption of and use of the same. Any dispute about the quality or service standard must be resolved directly with the manufacturer, merchant and/or suppliers. UOB will not be responsible or liable for any injury, loss, claim or damage or consequences whatsoever or for any charges, costs or expenses of any kind suffered or incurred as a result of or in connection with this Promotion and the redemption or usage of the Gift and/or any other gifts or in connection with the Promotion howsoever arising.
- 9) UOB reserves the right to replace and/or substitute the Gift with a similar reward of equivalent or similar value; or to suspend or withdraw any rewards at any time without prior notice or giving any reason or assuming any liability to any party whatsoever.
- 10) If UOB subsequently discovers that an Applicant(s) is not eligible to participate in the Promotion and/or to receive the Gift, UOB may at its discretion forfeit the Gift, or if already awarded, reclaim the Gift at the expense of the Applicant(s) (whether by deductions to the Applicant(s)' UOB accounts or otherwise) and/or award or dispose of the Gift in such

manner and/or to such person as UOB deems fit at its absolute discretion without payment, compensation, or reason.

- 11) UOB has the absolute right and unfettered discretion to make decisions on all matters relating to or in connection with this Promotion, including, but not limited to, the determination of whether the Applicant(s) have met all the requirements of this Promotion. UOB's decisions shall be final, conclusive and binding on all parties concerned and no payment or compensation will be given or paid by UOB to any person. UOB shall not be obliged to give any prior notice or any reason or enter into any correspondence with any person on any matter relating to this Promotion or its decision. No communication, appeal, claims and/or enquiries will be entertained
- 12) Participation in this Promotion is subject to these terms and conditions ("**Terms and Conditions**"). UOB reserves the right, at any time and from time to time, to vary, delete or add on to any of these Terms and Conditions at its discretion at any time without giving any reason or prior notice or assuming any liability to any party and all Applicant(s) shall be bound by these amendments.
- 13) (a) In the event of any inconsistency or discrepancies between these Terms and Conditions and any advertising, publicity, brochure, marketing, promotional, publicity and other materials relating to or in connection with the Promotion, these Terms and Conditions shall prevail.

(b) While all the information provided herein is believed to be reliable at the time and date of printing, UOB makes no representation or warranty whether express or implied, and accepts no responsibility or liability for its completeness or accuracy.
- 14) A person who is not a party to these Terms and Conditions shall have no rights under the Contracts (Rights of Third Parties) Act (Cap 53B) to enforce or enjoy the benefit of any term herein.
- 15) These Terms and Conditions shall be governed by the laws of Singapore, and all participants in this Promotion shall be deemed to have irrevocably agreed to submit to the exclusive jurisdiction of the Singapore Courts.
- 16) Except where the context otherwise requires, words denoting the singular include the plural and vice versa.