

# Key Facts Document

(Leasing & Other Loan Products)



## Key Facts Document – Procedures to follow and further information

Following platforms can be utilized to inquire on our products and services we offer at LB Finance.

Call us on: +94 112 200 200

Email us on: [info@lbfinance.lk](mailto:info@lbfinance.lk)

Website: <https://www.lbfinance.com/>

Visit us: Head Office, No. 275/75, Prof. Stanley Wijesundera Mawatha, Colombo 07, Sri Lanka.  
Corporate Office, No. 20, Dharmapala Mawatha, Colombo 03, Sri Lanka.

You can visit any LB Finance branch on weekdays and Saturdays from 8.30 a.m. to 6.00 p.m.  
Please find your closest branch from the list below.

<https://www.lbfinance.com/branch-network>

Our Social Media channels are readily available for further information and inquiry.

Facebook : <https://www.facebook.com/LBFinancePLC/>  
Instagram : <https://www.instagram.com/lbfinanceplc/>  
YouTube : <https://www.youtube.com/lbfinance>  
LinkedIn : <https://lk.linkedin.com/company/lb-finance-plc/>  
Twitter : <https://twitter.com/LBFinancePLC/>

## Complaint Management Procedure

The following methods are available to customers to lodge complaints;

- Through the Branch Manager
- Through the Call Center. (0112 200 200)
- Email us at: [rashmikac@lbfinance.lk](mailto:rashmikac@lbfinance.lk)
- Write to: Customer Relationship Officer, LB Finance PLC, No 165, Dharmapala Mawatha, Colombo 07.

In the event a satisfactory solution is not provided by the Company, customer can escalate the complaint to the office of the Financial Ombudsman of Sri Lanka.

Financial Ombudsman  
Office of the Financial Ombudsman,  
143A, Vajira Road,  
Colombo 05.

Contact Number: +94 11 259 5624

Telefax: +94 11 259 5625

Email: [fosril@sltnet.lk](mailto:fosril@sltnet.lk)

Website: [www.financialombudsman.lk](http://www.financialombudsman.lk)

## 1. Key Facts Document - Leases

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- We offer a wide range of leasing solutions to you, whether you're a professional, businessman, self-employed or corporate entity.</li> <li>- Leasing product offers a range of features to customers who intend to purchase motor vehicles, three wheelers, bikes, machineries etc.</li> <li>- This product offers an affordable monthly rental with a minimum period of 1 year where monthly rental and the period can be customized as per the customers' requirement.</li> <li>- Ability to replace the asset during the repayment period, if both the lessor and lessee are in agreement.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <p><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b></p> <ul style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility Bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details–NIC/DL/PP, Billing proof/ Income Proof</li> </ul> <p><b>2. Sole Proprietorship:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank statements, Financial statements</li> </ul> <p><b>3. Partnership:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank statements, Financial statements</li> </ul> <p><b>4. Corporate Customers:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details–ID proof, Address confirmation, Income proof</li> </ul> <p><b>5. Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed application form</li> </ul> <p><b>Following details of the vehicles are required for all types of aforementioned clients</b></p> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax Receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul>
Legal provision	Finance Leasing Act No. 56 of 2000
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed interest rate is charged during the tenure of the leasing product based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>

Charges/ Fees/ Commissions	<p>Following charges are applicable for finance lease facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Vehicle Valuation</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. RMV Charges</li> <li>6. Insurance Premiums</li> <li>7. Documentation Charges</li> </ol>
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## 2. Key Facts Document – Vehicle Loans

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- This product offers Variable and fixed interest rates to customers who intend to purchase motor vehicles by mortgaging the asset with LB Finance.</li> <li>- All professionals, businessmen or corporate entities are eligible for this facility.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility Bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income Proof</li> </ol> </li> <li><b>2. Sole Proprietorship:</b> <ol style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>3. Partnership:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>4. Corporate Customers:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details– ID proof/ Address confirmation / Income proof</li> </ol> </li> <li><b>5. Other requirement</b> <ul style="list-style-type: none"> <li>- Duly completed application form</li> </ul> </li> </ol> <p><b>Following details of the vehicles are required for all types of aforementioned clients</b></p> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax Receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul>

Legal provision	Mortgage Act No. 06 of 1946 as amended
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- Loans can be obtained under fixed or variable interest rates.</li> <li>- The interest rate is determined for the vehicle loan product based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commis sions	<p>Following charges are applicable for Vehicle Loan facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Vehicle Valuation</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. RMV Charges</li> <li>6. Insurance Premiums</li> <li>7. Documentation Charges</li> <li>8. Mortgage Fee</li> </ol>

### 3. Key Facts Document – “Pragathi” Education Loans

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- ‘Pragathi’ Education Loan has been designed to assist students and professionals who seek financial assistance for their higher educational purposes.</li> <li>- Opportunity of joint loan facilities with parents or spouse.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <p><b>1. Individuals:</b></p> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility Bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> <p><b>Other requirements</b></p> <ul style="list-style-type: none"> <li>- Educational program details</li> <li>- Collateral details</li> <li>- Property details</li> <li>- Duly completed application form (For student applicants, the joint applications to be processed with a guardian)</li> </ul>
Legal provision	Mortgage Act No. 06 of 1946 as amended
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A variable interest rate is charged for the ‘Pragathi’ Education Loan based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>

Charges/ Fees/ Commissions	<p>Following charges are applicable for ‘Pragathi’ Education Loan.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Search Fee</li> <li>3. Valuation Fee</li> <li>4. Postage</li> <li>5. Stamp Duty</li> <li>6. Mortgage Fee</li> <li>7. Loan Protection Insurance Cover</li> <li>8. Documentation Charges</li> </ol>
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#### 4. Key Facts Document – ‘Mulgala’ Housing Loan, LB Mortgage Loan and Mortgage Power Draft

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- LB Finance provides a series of mortgage products to cater your housing need.</li> <li>- These products offer a versatile financial solution that consists of flexible repayment schemes to make your dream home a reality.</li> <li>- Loan repayment period up to maximum 20 years.</li> </ul> <p><b>Our range of products facilitates your following needs;</b></p> <ul style="list-style-type: none"> <li>- Purchase of bare land, construction, renovation, extension &amp; repairs of house, purchase of a fully completed house or condominium for residential/ commercial purpose, Working Capital requirements and to fund the business startups.</li> <li>- Overseas working professionals can obtain loans based on foreign earnings and build their dream house in Sri Lanka.</li> <li>- Legal assistance to obtain required documents such as extracts from land registry, draft deed, local authority documents (Street lines, non-vesting, and ownership).</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <ul style="list-style-type: none"> <li>- The extents of lands to be considered when providing Mortgage Loan facilities shall be equal to or more than the minimum extents of the land as prescribed in Local Government Authority related laws (Municipal Council, Urban Council and Pradeshiya Sabha) and the minimum extents might vary time to time as per the amendments done to said Local Government Authority related laws.</li> </ul> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility Bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> <li><b>2. Sole Proprietorship:</b> <ol style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>3. Partnership:</b></li> </ol>

	<ul style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ul> <p><b>4. Corporate Customers:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details – ID proof/ Address confirmation / Income proof</li> </ul> <p><b>5. Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed application form.</li> <li>- Property Related Documents (Title Deed, Survey Plan etc.)</li> <li>- Mortgage Protection Policy (MPP)</li> </ul>
Legal provision	Mortgage Act No. 06 of 1946 as amended
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- Loans can be obtained under fixed or variable interest rates.</li> <li>- The interest rate is determined for these loans based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for ‘Mulgala’ Housing Loan, LB Mortgage Loan and Mortgage Power Draft facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Search Fee</li> <li>3. Valuation Fee</li> <li>4. Postage</li> <li>5. Stamp Duty</li> <li>6. Mortgage Fee</li> <li>7. Loan Protection Insurance Cover</li> <li>8. Documentation Charges</li> </ol>

## 5. Key Facts Document – Gold Loan

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- LB Gold Loan product has been designed to assist financial solutions for urgent cash needs.</li> <li>- Maximum gold loan advance for your gold articles. Loans are offered at lower interest rates.</li> <li>- Easy repayment schemes to select from 1, 3, 6, 9 and 12 months.</li> <li>- Repayment facility at any LB Finance branch (open from Monday to Saturday including public and bank holidays).</li> <li>- Interest can be paid at any time of the day through LB CIM (Mobile Wallet).</li> <li>- Highest security and a free insurance cover for your valuables.</li> <li>- Ability to redeem your jewelry/ gold coins/ gold biscuits without prior notice.</li> <li>- Extend loan period by paying minimum interest at maturity.</li> <li>- SMS notifications prior to the repayment date.</li> <li>- Minimum facility should be of Rs. 2000/-.</li> </ul>
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Main terms and conditions	<b>Eligibility criteria for the product;</b> <b>Individuals: -Applicant should be a Sri Lankan citizen of age above 18.</b> I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP) II. The gold mixture of the article should not be less than 16 caratage.
Legal provision	Mortgage Act No. 06 of 1946 as amended
Interest Rates/ Penalties	- Fixed interest rates are applicable for this product. - The interest rate is decided based on the tenure. - Penal rate of 0.5% p.m. will be applicable after maturity.
Charges/ Fees/ Commissions	Following charges are applicable for Gold Loan facilities. 1. Service charges 2. Postage

## 6. Key Facts Document – Power Draft

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- LB Power Draft enables you to obtain special loan facilities against the vehicles.</li> <li>- Power Draft can be used as a flexible working capital solution.</li> <li>- Clients can utilize the remaining capital on revolving basis.</li> <li>- Clients can pay the interest monthly and the capital at maturity.</li> <li>- Ability to repay the capital fully or partially at any point of the tenure.</li> </ul>
Main terms and conditions	<b>Eligibility criteria for the product;</b> <b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP) II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate III. Income proof – Salary Slips/ Bank Documents/ other income proof documents IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof <b>2. Sole Proprietorship:</b> I. Identification proof– Business Registration (BR) II. Income proof – Bank Statements, Financial Statements <b>3. Partnership:</b> I. Identification proof– BR, Consent of all partners II. Income proof – Bank statements, financial statements <b>4. Corporate Customers:</b> I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company II. Address proof– Form 13 III. Income proof– Financial Statements/ Bank Statements/ other income proof documents IV. Guarantor details – ID proof/ Address confirmation / Income proof <b>5. Other requirements</b>

	<ul style="list-style-type: none"> <li>- Duly completed application form</li> </ul> <p><b>Following details of the vehicles are required for all types of aforementioned clients</b></p> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax Receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul>
Legal provision	Contract Law
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A variable interest rate is charged during the tenure of the Power Draft facilities are based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for Power Draft facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Vehicle Valuation</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. RMV Charges</li> <li>6. Insurance Premiums</li> <li>7. Documentation Charges</li> </ol>

## 7. Key Facts Document – Personal Loan and ‘Kruthahastha’ Pension Loan

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- Our Personal Loan scheme caters all personal cash requirements of our valuable customers at a competitive interest rates.</li> <li>- Loan facility will be provided to fixed income or Pension Income earners.</li> <li>- Maximum tenure up to 15 years.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <p><b>Individuals: Applicant should be a Sri Lankan citizen of age above 18</b></p> <ul style="list-style-type: none"> <li>- Applicant must be under permanent employment or a pensioner registered in the Department of Pensions.</li> <li>- Employer must give LB Finance a written irrevocable undertaking to assign the salary or Pension income to LB Finance. <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> </ul> <p><b>Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed application form</li> </ul>
Legal provision	Contract Law

Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- Loans can be obtained under fixed or variable interest rates.</li> <li>- The interest rate is determined for these products based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for Personal Loan and 'Kruthahastha' Pension Loan facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Postage</li> <li>3. Stamp Duty</li> <li>4. Loan Protection Insurance Cover</li> <li>5. Documentation Charges</li> </ol>

## 8. Key Facts Document – Power Plus

Key features and the nature of products/ services	- Working capital short-term loan facilities are offered for well established businesses which maintain sound financial disciplines for at least 10 year period.
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> <li><b>2. Sole Proprietorship:</b> <ol style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>3. Partnership:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>4. Corporate Customers:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details – ID proof/ Address confirmation / Income proof</li> </ol> </li> <li><b>5. Other requirements</b> <ul style="list-style-type: none"> <li>- Duly completed application form</li> <li>- Satisfactory past performance and proven track record over a considerable period of time.</li> </ul> </li> </ol>
Legal provision	Contract Law

Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed interest rate is charged during the tenure of the 'Power Plus' product based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable after maturity.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for 'Power Plus' Loan facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Postage</li> <li>3. Stamp Duty</li> <li>4. Documentation Charges</li> </ol>

## 9. Key Facts Document – Quick Loan

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- This is a short term hassle free loan offered for the existing three-wheeler customers for their emergency cash needs</li> <li>- This product offers an affordable monthly rental where monthly rental and the period can be customized as per the customers' requirement.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> </ol> <p><b>Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed application form</li> </ul> <p><b>Following details of the three-wheelers are required;</b></p> <ul style="list-style-type: none"> <li>- Revenue License</li> <li>- Vehicle Valuation Report</li> </ul>
Legal provision	Contract Law
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed interest rate is charged during the tenure of the 'Quick Loan' product based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for Quick Loan facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Vehicle Valuation</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. RMV Charges</li> <li>6. Insurance Premiums</li> <li>7. Documentation Charges</li> </ol>

## 10. Key Facts Document – Ijarah

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- Ijarah is to transfer the usage of a particular property by its owner (lessor) to another person in exchange of a rent claimed from the user (lessee).</li> <li>- Ijarah Lease can be offered for unregistered and registered vehicles, machineries and equipment.</li> <li>- Flexible repayment schemes</li> <li>- Insurance can be added to rental/or paid upfront</li> <li>- Ability to replace the asset during the repayment period, if both the lessor and lessee are in agreement.</li> </ul>
Main terms and conditions	<ul style="list-style-type: none"> <li>- For the validity of Ijarah, the subject matter of lease must have a valuable use. Therefore, things having no usufruct at all, cannot be leased.</li> </ul> <p><b>Eligibility criteria for the product;</b></p> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> <li><b>2. Sole Proprietorship:</b> <ol style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank statements, financial statements</li> </ol> </li> <li><b>3. Partnership:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>4. Corporate Customers:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details –ID proof/ Address confirmation / Income proof</li> </ol> </li> <li><b>5. Other requirements</b> <ul style="list-style-type: none"> <li>- Duly completed application form and Shariah documents</li> </ul> </li> </ol> <p><b>Following details of the vehicles are required for all types of aforementioned clients</b></p> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul>
Legal provision	Finance Leasing Act No.56 of 2000

Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed rental is charged during the tenure of the 'Ijarah' product based on the credit risk of the client.</li> <li>- Absence of rental payments on due date are subject to Administration Charge of 2.75% p.m and Charity Charge of 1.0% p.m. which will only be applicable after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for 'Ijarah' facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Vehicle Valuation</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. RMV Charges</li> <li>6. Insurance Premiums</li> <li>7. Documentation Charges</li> </ol>

## 11. Key Facts Document – Murabahah & Property Murabahah

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- This product facilitates to purchase commodities, properties, vehicles and goods for trading purpose</li> <li>- Personalized service through a trained Islamic Finance staff</li> <li>- Flexible repayment schemes</li> <li>- Ability to replace the asset during the repayment period, if both the lessor and lessee are in Murabahah agreement.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b></p> <ol style="list-style-type: none"> <li><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> </li> <li><b>2. Sole Proprietorship:</b> <ol style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>3. Partnership:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ol> </li> <li><b>4. Corporate Customers:</b> <ol style="list-style-type: none"> <li>I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company</li> <li>II. Address proof– Form 13</li> <li>III. Income proof– Financial Statements/ Bank Statements/ other income proof documents</li> <li>IV. Guarantor details –ID proof/ Address confirmation / Income proof</li> </ol> </li> <li><b>5. Other requirements</b> <ul style="list-style-type: none"> <li>- Duly completed application form and Shariah documents</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>- With regard to <b>Property Murabahah</b>, Property Related Documents (Title Deed, Survey Plan etc.) and Mortgage Protection Policy (MPP) are required.</li> <li>- Following details of the vehicles are required for all types of aforementioned clients with regard to <b>Murabahah facilities</b> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax Receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul> </li> </ul>
Legal provision	Contract Law or Mortgage Act No. 06 of 1946 as amended
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- Fixed rentals are charged during the tenure of these product based on the credit risk of the client.</li> <li>- Absence of rental payments on due date are subject to Administration Charge of 2.75% p.m and Charity Charge of 1.0% p.m. which will only be applicable after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following common charges are applicable for both types of facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Valuation Fee</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. Documentation Charges</li> <li>6. Loan Protection Insurance Cover/ Vehicle insurance premium</li> </ol> <p>In addition to the above Mortgage Fee, Search Fee are applicable for <i>Property Murabahah</i> and RMV charges applicable for vehicle backed <i>Murabahah</i> facilities.</p>

## 12. Key Facts Document – Wakala

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- Wakala refers to a contract in which a party (Muwakkil - in this case LBF) authorizes another party as his agent (Wakil - in this case the customer) to perform a particular task (in this case providing working capital for the business), for a pre-agreed anticipated rate of return, in matters that may be delegated, either voluntarily or with imposition of a fee.</li> <li>- The customer will have to pay the pre-agreed return at the end of each month, based on daily capital outstanding of the facility, and will have the discretion of gradually repaying the capital prior to the date of maturity.</li> </ul>
	<p><b>Eligibility criteria for the product;</b></p> <p><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b></p> <ol style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ol> <p><b>2. Sole Proprietorship:</b></p>

Main terms and conditions	<p>I. Identification proof– Business Registration (BR)  II. Income proof – Bank Statements, Financial Statements</p> <p><b>3. Partnership:</b>  I. Identification proof– BR, Consent of all partners  II. Income proof – Bank Statements, Financial Statements</p> <p><b>4. Corporate Customers:</b>  I. Identification proof– BR/ Form 41 or Form 1/20/ Memorandum of Articles and Board Resolution certified by Director or Secretary of the Company  II. Address proof– Form 13  III. Income proof– Financial Statements/ Bank Statements/ other income proof documents  IV. Guarantor details – ID proof/ Address confirmation / Income proof</p> <p><b>5. Other requirements</b>  - Duly completed application form and Shariah documents</p> <p><b>Details of the vehicles of mentioned below are required for all types of aforementioned clients</b></p> <ul style="list-style-type: none"> <li>- Supplier Invoice</li> <li>- Revenue License &amp; Tax Receipts</li> <li>- Duplicate Key</li> <li>- Vehicle Valuation Report</li> <li>- Certificate of Registration</li> </ul>
Legal provision	Contract Law
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed pre-agreed return is charged during the tenure of the Wakala product based on the credit risk of the client.</li> <li>- Absence of rental payments on due date are subject to Administration Charge of 2.75% p.m and Charity Charge of 1.0% p.m. which will only be applicable after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for Wakala facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Valuation Fee</li> <li>3. Postage</li> <li>4. Stamp Duty</li> <li>5. Documentation Charges</li> <li>6. Vehicle insurance premium</li> <li>7. RMV charges</li> </ol>

### 13. Key Facts Document – CIM Business Loan

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- This is a financial solution offered for regular income earning customers who are engaged in Small &amp; Medium scale businesses.</li> <li>- The customers are given the opportunity to pay the rentals on a weekly basis.</li> <li>- Loans are offered for 20 weeks' period.</li> <li>- Facilities can be considered from Rs.100,000 up to Rs.500,000/= without a security.</li> </ul>
Main terms and conditions	<p>Businesses to have a regular income and loan to be settled within 20 weeks.</p> <p><b>Eligibility criteria for the product;</b></p> <p><b>1. Individuals: Applicant should be a Sri Lankan citizen of age above 18</b></p> <ul style="list-style-type: none"> <li>I. Identification proof–National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof –NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips/ Bank Documents/ other income proof documents</li> <li>IV. Guarantor details – NIC/DL/PP, Billing proof/ Income proof</li> </ul> <p><b>2. Sole Proprietorship:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– Business Registration (BR)</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ul> <p><b>3. Partnership:</b></p> <ul style="list-style-type: none"> <li>I. Identification proof– BR, Consent of all partners</li> <li>II. Income proof – Bank Statements, Financial Statements</li> </ul> <p><b>Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed application form</li> <li>- Open a CIM Business Wallet Account</li> </ul>
Legal provision	Contract Law
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- A fixed interest rate is charged during the tenure of the CIM Business Loan product based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for CIM Business Loan facilities.</p> <ul style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Postage</li> <li>3. Stamp Duty</li> <li>4. Documentation Charges</li> </ul>

## 14. Key Facts Document – CIM Personal Loan

Key features and the nature of products/ services	<ul style="list-style-type: none"> <li>- CIM Personal Loan scheme caters all personal cash requirements of IBCIM Wallet customers at a competitive interest rates.</li> <li>- Loan facility will be provided to fixed income earners.</li> <li>- Maximum tenure up to 12 months.</li> <li>- Facilities can be considered from Rs.25,000 up to Rs.100,000/= without a security.</li> </ul>
Main terms and conditions	<p><b>Eligibility criteria for the product;</b>  <b>Individuals: Applicant should be a Sri Lankan citizen of age above 18</b></p> <ul style="list-style-type: none"> <li>- Applicant must have LB CIM Wallet Account.</li> <li>- The Salary Account should be connected to the LB CIM Wallet Account.</li> <li>- Applicant must be under permanent salaried employment.</li> <li>- Employer must give LB Finance a written irrevocable undertaking to assign the salary or Pension income to LB Finance. <ul style="list-style-type: none"> <li>I. Identification proof – National Identity Card (NIC)/ Driving License (DL)/ Passport (PP)</li> <li>II. Address proof – NIC/ Utility bill/ Grama Sewaka Certificate</li> <li>III. Income proof – Salary Slips and Bank Documents</li> <li>IV. 2 References - NIC/DL/PP, Relationship, Contact number. (from a family member and a colleague at the workplace, preferably at the same level or higher designation.)</li> </ul> </li> </ul> <p><b>Other requirements</b></p> <ul style="list-style-type: none"> <li>- Duly completed digital application</li> </ul>
Legal provision	Contract Law
Interest Rates/ Penalties	<ul style="list-style-type: none"> <li>- Loans can be obtained under fixed interest rates.</li> <li>- The interest rate is determined for these products based on the credit risk of the client.</li> <li>- Penal rate of 3.75% p.m. will be applicable only after 3 days of grace period.</li> </ul>
Charges/ Fees/ Commissions	<p>Following charges are applicable for CIM Personal Loan facilities.</p> <ol style="list-style-type: none"> <li>1. CRIB Charges</li> <li>2. Postage</li> <li>3. Stamp Duty</li> <li>4. Documentation Charges</li> </ol>