

**United Overseas Bank Limited (“UOB”) Property Loans Online Exclusive Terms and Conditions:**

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

submit(s) from 22 September – 12 November 2021, an application via “Apply Now” (available [here](#)) to United Overseas Bank Limited (“**UOB**”) to apply for a property loan (“**Property Loan**”) for any of the following purposes:-

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

accepts the letter of offer issued by UOB in connection with the Property Loan (“**Letter of Offer**”) by 19 November 2021; and

For the purpose of this Promotion, “**Private Residential Property**” means a private residential property located or situated in Singapore, **and which has been issued with a Temporary Occupation Permit.**

- (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 or re-pricing of existing property loans already taken out with UOB;
- (2) Property Loans involving application for additional facility(ies) which shall be secured against property(ies) that is/are already mortgaged to UOB;
- (3) Property Loans which are under the UOB’s Staff Housing Loans Scheme;
- (4) where the Property Loan is a bridging loan or an overdraft facility;
- (5) where the property to be mortgaged to UOB **has not obtained Temporary Occupation Permit**; or
- (6) 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; and/or
- (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) This Promotion is applicable to selected packages only and **not valid with agent referrals, Introduce A Friend**, welcome back and/or third party referral payment, and **shall not be applicable to Applicant(s) who have received other benefits**, cash rebate, **gifting such as U-Solar programme subsidy**, 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)).
- 3) Under the Promotion, Applicant(s) shall be eligible to receive a Gift (as detailed in the table below), based on the Property Loan amount granted to the Applicant(s) as reflected in the Letter of Offer.

Property Loan amount granted to the Applicant(s) as reflected in the Letter of Offer	Gift
S\$700,000.00 to less than S\$1,700,000.00	S\$600.00 Secretlab discount code
At least S\$1,700,000.00	2 X S\$600.00 Secretlab discount codes

- The Gift shall be redeemable only on [secretlab.sg](https://secretlab.sg) in accordance with the relevant terms and conditions governing the use of the Secretlab discount codes.
- Any product purchased using a discount code via [secretlab.sg](https://secretlab.sg) shall be subject to the applicable Secretlab warranty terms. No product purchased using a discount code may be refundable or exchangeable for cash.

The Property Loan amount granted to the Applicant(s) will be computed based on, amongst others, the purchase price of the Private Residential Property less the value of the Gift awarded to the Applicant.

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 is more than one Applicant for the same Property Loan, only one (1) Gift will be issued to the Applicants notwithstanding that there is more than one (1) individual applicant for that same Property Loan. (iii) The Gifts are awarded on a “while stocks last” and “on a first come, first served” basis
- 4) (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).
- 5) Eligible Applicants will receive an SMS notifying them of their eligibility to receive the Gift and containing the terms and conditions for redeeming the Gift. The SMS will be sent to the Applicant’s mobile phone number according to UOB’s records by 31 March 2022.
- 6) UOB assumes no liability or responsibility of any kind for any failure or delay in the Applicant(s)’ receipt of any redemption SMS, notification and/or the Gift or for any discount code(s) 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 utilized within 3 months from the date of the SMS notification, failing which the Gift shall be null and void and the Gift shall be forfeited. Any 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 SMS and/or notification. Any Gift that has expired or which is not collected within the required time frame or any Gift and/or the redemption SMS and/or notification 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 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 SMS and/or notification 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. The Bank may, at its discretion, reclaim the Gift or charge to and debit an amount equivalent to the value of the additional interest(s) and/or the Gift, if already awarded/redeemed, up to a cap of S\$1,200 from the Borrower's account, if the Property Loan is found to be subsequently cancelled.
- 11) UOB shall not be responsible or liable for any costs, losses, damages, claims, expenses and/or injuries:-
- (i) suffered by any person if UOB is unable to perform its obligations under these Terms and Conditions;
  - (ii) suffered by any person if the Applicant is not eligible for this Promotion;
  - (iii) arising from UOB exercising its right to reject the Property Loan application ; or
  - (iv) of any Applicant or any other person howsoever incurred or suffered.
- 12) 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.
- 13) 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 and/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 such variations, deletions and/or additions.
- 14) (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.

- 15) 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.
- 16) 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.
- 17) Except where the context otherwise requires, words denoting the singular include the plural and vice versa.