創興銀行有限公司（“本行”）

創興私人貸款之每月還款額中的本金及利息分佈及提前還款例子

本行採用方程式「78法則」來分配每期供款之本金及利息，「78法則」是一項計算利息與本金分配的計算方法，主要概念為先還息後還本。還款期較早時段利息和財務費用所佔的比重較高，而償還的本金比重則較低，當中的利息會隨還款期數遞減。

以「78法則」分配每期供款之本金及利息例子如下：

假設以12個月供款期為例，將第一期利息比重定為12個單位，第二期為11個單位，第三期為10個單位，如此類推，最後一期應付利息比重則為1個單位，因此12期的總利息單位就是78 (12 + 11 + 10 + ... + 1 = 78)。所以若客戶選擇12個月還款期，第一期之利息比重便為12/78，第二期之利息比重為11/78，如此類推，第十二個月之利息比重為1/78。若供款期為36個月，36期的總利息單位就是666 (36 + 35 + 34 + ... + 1 = 666)，而第一期之利息比重便為36/666。

計算利息比重之例子：

某客戶借款100,000港元分12個月還款，每月平息率為0.21%。

每月利息 = 100,000港元 x 0.21% = 210港元

全期利息 = 210港元 x 12 (還款期數) = 2,520港元

每月還款額 = (100,000港元 + 2,520港元) / 12 (還款期數) = 8,543.33港元

以「78法則」攤分的每月利息

$$= \text{全期利息} \times \frac{\text{尚餘還款期數}}{\text{還款期數總和(如 12 個月即 } = 12 + 11 + \ldots + 2 + 1 = 78)}$$

計算如下：

	利息	(償還)本金
第1個月	2,520港元 x 12/78 = 387.69港元	8,543.33港元 – 387.69港元 = 8,155.64港元
第2個月	2,520港元 x 11/78 = 355.38港元	8,543.33港元 – 355.38港元 = 8,187.95港元
第3個月	2,520港元 x 10/78 = 323.08港元	8,543.33港元 – 323.08港元 = 8,220.26港元
第4個月	2,520港元 x 9/78 = 290.77港元	8,543.33港元 – 290.77港元 = 8,252.56港元
第5個月	2,520港元 x 8/78 = 258.46港元	8,543.33港元 – 258.46港元 = 8,284.87港元
第6個月	2,520港元 x 7/78 = 226.15港元	8,543.33港元 – 226.15港元 = 8,317.18港元
第7個月	2,520港元 x 6/78 = 193.85港元	8,543.33港元 – 193.85港元 = 8,349.49港元
第8個月	2,520港元 x 5/78 = 161.54港元	8,543.33港元 – 161.54港元 = 8,381.79港元
第9個月	2,520港元 x 4/78 = 129.23港元	8,543.33港元 – 129.23港元 = 8,414.10港元
第10個月	2,520港元 x 3/78 = 96.92港元	8,543.33港元 – 96.92港元 = 8,446.41港元
第11個月	2,520港元 x 2/78 = 64.62港元	8,543.33港元 – 64.62港元 = 8,478.72港元
第12個月	2,520港元 x 1/78 = 32.31港元	8,543.33港元 – 32.31港元 = 8,511.03港元
總數	2,520港元	100,000港元

*例子僅供說明只用，並約至小數點後 2 個位。

以上例子可見，全期約3成的利息已在首兩個月的還款中攤分了。

以「78法則」計算提前清還應付本金、利息及收費之例子：

承上述例子，假設客戶已供第6個月還款，要求在第7個月還款到期日或之前提前全數清還。

有關提前還款之收費假設為：當客戶於任何一個每月還款到期日提前償還貸款時，本行將收取相當於貸款本金餘額1%之費用(最低提前還款費為港幣300元)。提前還款必須是償還全數(而非部份)貸款。本行不會接受任何提前償還部份貸款的要求。提前償還該貸款必須於七個工作天前以書面通知本行。借款人同意必須償還本行整筆結欠本金(包括已到期欠款)、未繳手續費(如適用)及計算至下一個還款日的利息，連同所有該貸款到期之費用及收費。

還款分佈表如下：

期數	還款額(港元)	手續費(港元)	利息(港元)	本金(港元)	本金餘額(港元)	利息餘額(港元)
0					100,000.00	2,500.00
1	8,543.33	0.00	387.69	8,155.64	91,844.36	2,132.31
2	8,543.33	0.00	355.38	8,187.95	83,656.41	1,776.92
3	8,543.33	0.00	323.08	8,220.26	75,436.15	1,453.85
4	8,543.33	0.00	290.77	8,252.56	67,183.59	1,163.08
5	8,543.33	0.00	258.46	8,284.87	58,898.72	904.62
6	8,543.33	0.00	226.15	8,317.18	50,581.54[1]	678.46
7	8,543.33[2]	0.00	193.85	8,349.49	42,232.05[3]	484.62
8	8,543.33	0.00	161.54[4]	8,381.79	33,850.26	323.08
9	8,543.33	0.00	129.23	8,414.10	25,436.15	193.85
10	8,543.33	0.00	96.92	8,446.41	16,989.74	96.92
11	8,543.33	0.00	64.62	8,478.72	8,511.03	32.31
12	8,543.33	0.00	32.31	8,511.03	0.00	0

*例子僅供說明只用，並約至小數點後2個位。

1. 第7個月還款到期日的本金餘額

= 100,000港元 – 第1個月本金 – 第2個月本金 – ...... – 第6個月本金

= 100,000港元 – 8,155.64港元 – 8,187.95港元 – ...... – 8,317.18港元

= 50,581.54港元

提前還款收費

= 第7個月還款到期日的本金餘額 x 1%

= 50,581.54港元 x 1%

= 505.82港元（因金額大於最低提前還款費300港元，故取較高者即505.82港元）

2. 第7個月還款到期日供款 = 8,543.33港元

3. 第7個月還款到期日供款後本金餘額

= 100,000港元 – 第1個月本金 – 第2個月本金 – ...... – 第7個月本金

= 100,000港元 – 8,155.64港元 – 8,187.95港元 – ...... – 8,349.49港元

= 42,232.05港元

應付本金 、利息及收費

= 第7個月還款到期日供款 + 第7個月還款到期日供款後本金餘額 +提前還款收費

= 8,543.33港元 + 42,232.05港元 + 505.82港元

= 51,281.20港元

4. 節省的貸款利息

= 第8期至第12期之利息總數

= 161.54港元 + 129.23港元 + ... + 32.31港元

= 484.62港元

以上例子可見，計及提前還款收費後，客戶自第6個還款到期日後始安排的提前還款，所節省的貸款利息未必足以抵銷提前還款收費505.82港元。

以上例子只供參考。請參閱適用於 閣下私人貸款的本金餘額表。如有任何查詢，請致電本行客戶服務熱線 3768 6899。

此例子的中文版本僅供參考。如中文及英文版本有任何不一致，概以英文版本為準。

Chong Hing Bank Limited (the "Bank")

Example Regarding the Breakdown of Principal and Interest in the Monthly Repayment and Early Repayment of

Chong Hing Personal Loan

Chong Hing Bank uses "Rule of 78" method to breakdown of principal and interest in the monthly repayment of Personal Loan. The "Rule of 78" is the calculation of the interest and principal repayment and the allocation of the two components. In principle, customer's repayment will be utilized to settle the interest prior to the principal. A larger proportion of the repayment made in the early stages is allocated to settle the interest and finance charges, with a smaller proportion to repay the principal. Such allocation of the repayment will reverse after more instalments have been made.

Demonstration of "Rule of 78" is as follows:
Using 12-month tenor loan as an example, weight for the 1st month interest is set as 12 units, weight for the 2nd month interest is set as 11 units, weight for the 3rd month interest is set as 10 units and so on. Weight for the last month's interest is 1 unit. Therefore, the total interest weight is 78 (12 + 11 + 10 + . . . + 1 = 78). So if the customer chooses a 12-month loan, 12/78s of the interest is assessed as the 1st month's portion of the total interest, 11/78s of the interest is assessed as the 2nd month's portion of the total interest and so on until the 12th month at which time 1/78s of the interest is assessed as that month's portion of the total interest. If the tenor is 36 months, the sum of interest units for 36 months is 666 (36 + 35 + 34 + . . . + 1 = 666), hence 36/666s of the interest is assessed as the first month's interest portion of a 36-month loan.

Example of calculating interest portion of each month:

A customer borrows a 12-month loan of HK$100,000 at a monthly flat rate of 0.21%.

Monthly interest = HK$100,000 x 0.21% = HK$210

Interest for the full term = HK$210 x 18 (instalments) = HK$2,520

Monthly repayment amount = (HK$100,000 + HK$2,520) / 18 (monthly payments) = HK$ 8,543.33

Based on the Rule of 78, the amount of interest paid each month

$$= \text{Interest for the full term} \times \frac{\text{Remaining number of monthly payments}}{\text{Sum of the number of monthly instalments in the loan}}$$
$$(\text{For 12 monthly payments, it will be} = 12 + 11 + \cdots + 2 + 1 = 78)$$

The calculation is as follows:

	Interest	Principal (repaid)
The 1st month	HK$2,520 x 12/78 = HK$387.69	HK$8,543.33 – HK$387.69 = HK$8,155.64
The 2nd month	HK$2,520 x 11/78 = HK$355.38	HK$8,543.33 – HK$355.38 = HK$8,187.95
The 3rd month	HK$2,520 x 10/78 = HK$323.08	HK$8,543.33 – HK$323.08 = HK$8,220.26
The 4th month	HK$2,520 x 9/78 = HK$290.77	HK$8,543.33 – HK$290.77 = HK$8,252.56
The 5th month	HK$2,520 x 8/78 = HK$258.46	HK$8,543.33 – HK$258.46 = HK$8,284.87
The 6th month	HK$2,520 x 7/78 = HK$226.15	HK$8,543.33 – HK$226.15 = HK$8,317.18
The 7th month	HK$2,520 x 6/78 = HK$193.85	HK$8,543.33 – HK$193.85 = HK$8,349.49
The 8th month	HK$2,520 x 5/78 = HK$161.54	HK$8,543.33 – HK$161.54 = HK$8,381.79
The 9th month	HK$2,520 x 4/78 = HK$129.23	HK$8,543.33 – HK$129.23 = HK$8,414.10
The 10th month	HK$2,520 x 3/78 = HK$96.92	HK$8,543.33 – HK$96.92 = HK$8,446.41
The 11th month	HK$2,520 x 2/78 = HK$64.62	HK$8,543.33 – HK$64.62 = HK$8,478.72
The 12th month	HK$2,520 x 1/78 = HK$32.31	HK$8,543.33 – HK$32.31 = HK$8,511.03
Total	HK$2,520	HK$100,000

*The example is for illustration only, and has rounded up or down to the nearest two decimal places

The above example shows that nearly 30% of the interest for the full term is repaid in the first two monthly payments.

Example of calculating principal, interest and fee payable upon early repayment using "Rule of 78":

Further to the above example, assume a customer has already settled repayment for the 6th month, then requests for full early repayment on or before the 7th monthly repayment due date.

Assume the prepayment fee as: 1% of the outstanding principal amount of the Loan (subject to a minimum prepayment fee of HK$300) will be charged if the customer repays the Loan on a Monthly Repayment due date. Repayment must be in full but not partial. Partial Prepayment will not be allowed. Early repayment of the Loan is permissible upon 7 business days' prior written notice thereof having been received by the Bank. The Borrower agrees to pay to the Bank the entire outstanding loan principle (including any arrears), outstanding handling fee and interest up to the next repayment date (if applicable) together with all fees and charges due under the Loan in full as at the time of approval.

Repayment distribution schedule is as follows:

Instalment	Repayment Amount (HK$)	Handling fee (HK$)	Interest (HK$)	Principal (HK$)	Outstanding Principal (HK$)	Outstanding Interest (HK$)
0					100,000.00	2,500.00
1	8,543.33	0.00	387.69	8,155.64	91,844.36	2,132.31
2	8,543.33	0.00	355.38	8,187.95	83,656.41	1,776.92
3	8,543.33	0.00	323.08	8,220.26	75,436.15	1,453.85
4	8,543.33	0.00	290.77	8,252.56	67,183.59	1,163.08
5	8,543.33	0.00	258.46	8,284.87	58,898.72	904.62
6	8,543.33	0.00	226.15	8,317.18	50,581.54[1]	678.46
7	8,543.33[2]	0.00	193.85	8,349.49	42,232.05[3]	484.62
8	8,543.33	0.00	161.54[4]	8,381.79	33,850.26	323.08
9	8,543.33	0.00	129.23	8,414.10	25,436.15	193.85
10	8,543.33	0.00	96.92	8,446.41	16,989.74	96.92
11	8,543.33	0.00	64.62	8,478.72	8,511.03	32.31
12	8,543.33	0.00	32.31	8,511.03	0.00	0

*The example is for illustration only and has rounded up or down to the nearest two decimal places

1. Outstanding principal on the 7th monthly repayment due date
= HK$100,000 – Principal for the 1st month – Principal for the 2nd month – …… – Principal for the 6th month
= HK$100,000 – HK$8,155.64 – HK$8,187.95 – …… – HK$8,317.18
= HK$50,581.54
Prepayment fee
= Outstanding principal on the 7th monthly repayment due date x 1%
= HK$50,581.54 x 1%
= HK$505.82 (As this amount is larger than the minimum prepayment fee of HK$300, the larger amount of HK$505.82 is taken)

2. Monthly repayment amount for the 7th monthly repayment due date = HK$8,543.33

3. Outstanding principal on the 7th monthly repayment due date after monthly repayment
= HK$100,000 – Principal for the 1st month – Principal for the 2nd month – …… – Principal for the 7th month
= HK$100,000 – HK$8,155.64 – HK$8,187.95 – …… – HK$8,349.49
= HK$42,232.05
Principal, interest and fee payable
= Monthly repayment amount for the 7th monthly repayment due date + Outstanding principal for the 7th monthly repayment due date after monthly repayment + Prepayment fee
= HK$8,543.33 + HK$42,232.05 + HK$505.82
= HK$51,281.20

4. Loan interest saved
= Total interest for 8th to 12th instalment
= HK$161.54 + HK$129.23 + …… + HK$32.31
= HK$484.62

As illustrated in the above example, taking into account the prepayment fee, the loan interest saved from early repayment by the customer after the 6th monthly repayment due date may not be enough to cover the prepayment fee of HK$505.82.

The above example is for reference only. Please refer to the table of outstanding principal amount applicable to your personal loan. For enquiry, please call our customer service hotline at 3768 6899.

The Chinese version of this example is for reference only. The English version will prevail if there is any inconsistency between the English and Chinese version.