



Awareness Program & Online Survey to LPPSA Registered Solicitors



Objective

To reduce statistic on queries



Medium of Communication

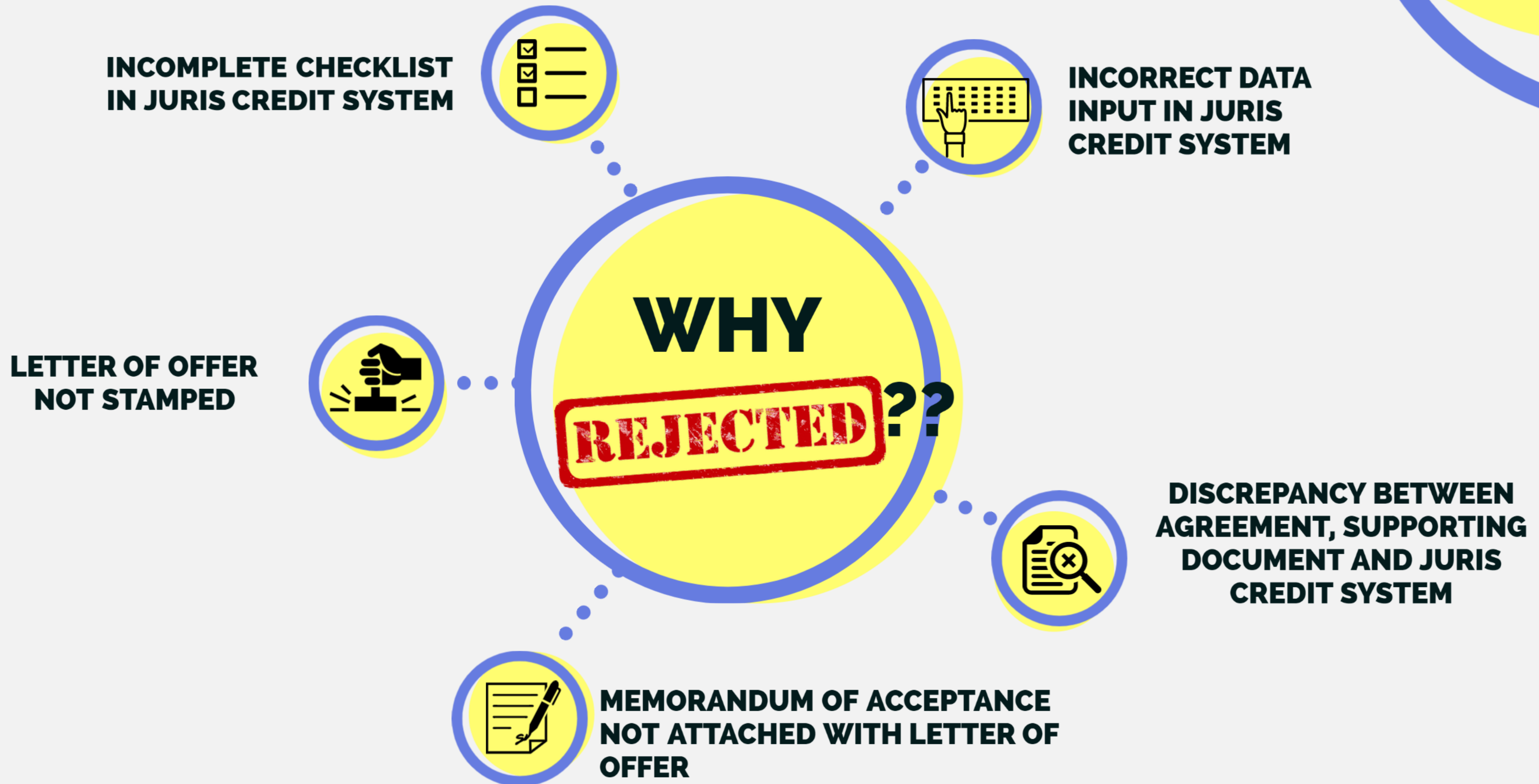
**Via Email address registered
with LPPSA**



Monitoring



Online survey



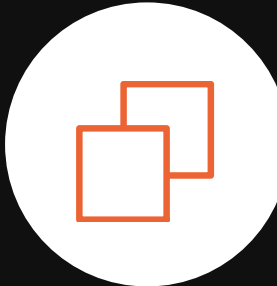
A. Guidelines on Updating Third Party Information



Log in to Juris Credit System on Customer Execution Stage



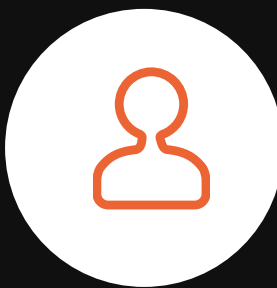
Click on Checklist
'Data input for Document Generation'



Enter the particulars of the Third Party



The information of Third Party will be reflected in documents once generated



Failure to do so, document will be returned unexecuted to Solicitor

Mortgage Department Juris Credit System

B. Waiting For Payment?

1.

Notification will be sent to beneficiaries registered email address in the Juris Credit via the system once payment has been approved by Mortgage Department

2.

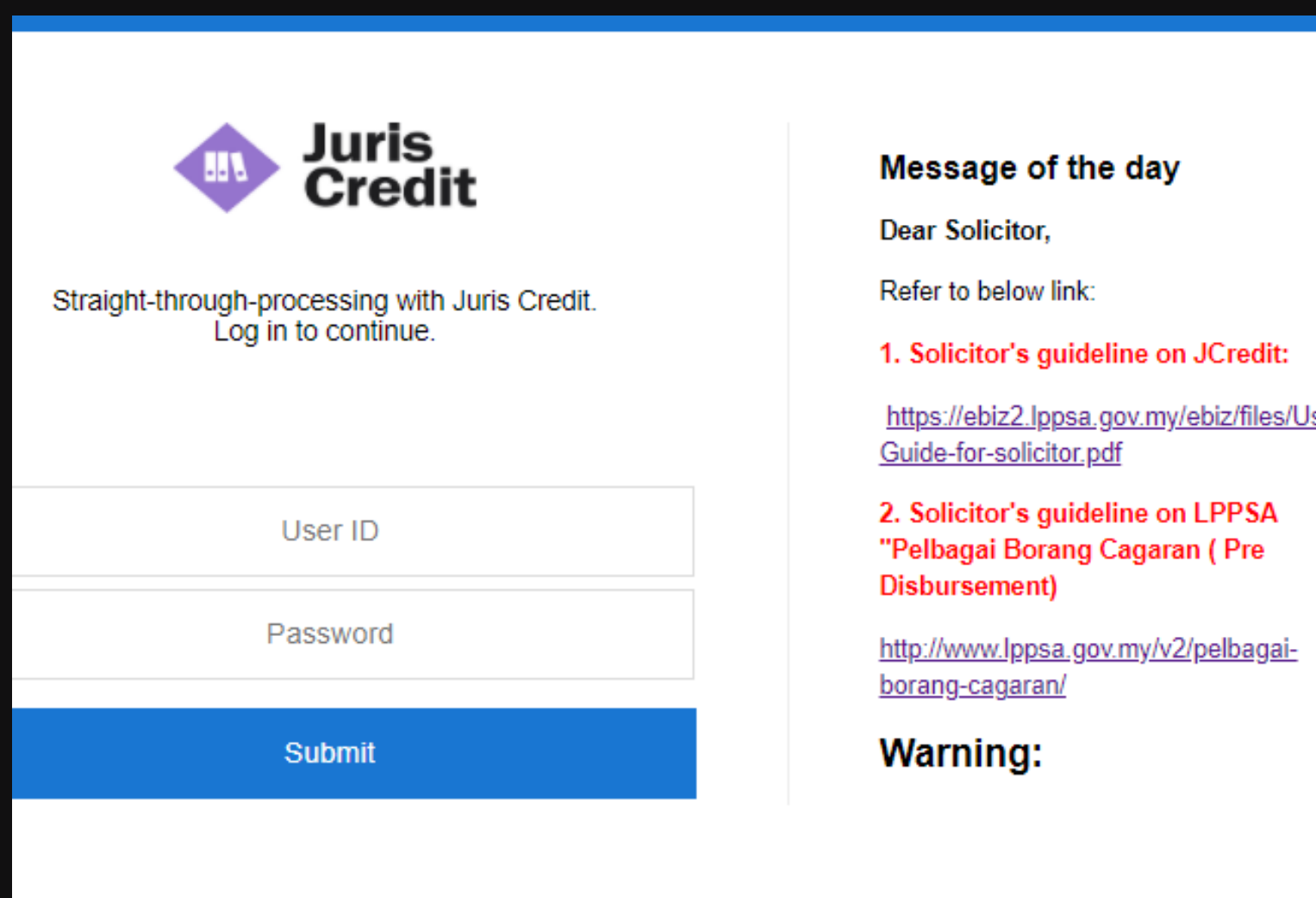
Solicitor may log in to Juris Credit System **"Search Cases Menu"** and go to the **"Channel Tab"**

3.

Visit LPPSA Official Website **"Perkhidmatan Atas Talian"** and go to **"Portal Semakan Bayaran"**

4.

Effective 1st April 2021, additional notification will be sent to beneficiaries registered email address once payment has been made by LPPSA



The screenshot shows the Juris Credit login interface. On the left, there is a login form with fields for 'User ID' and 'Password', and a 'Submit' button. Above the form, it says 'Straight-through-processing with Juris Credit. Log in to continue.' On the right, there is a 'Message of the day' section addressed to 'Dear Solicitor', providing two links: 1. 'Solicitor's guideline on JCredit' with URL <https://ebiz2.lppsa.gov.my/ebiz/files/Us-Guide-for-solicitor.pdf> and 2. 'Solicitor's guideline on LPPSA "Pelbagai Borang Cagaran (Pre Disbursement)"' with URL <http://www.lppsa.gov.my/v2/pelbagai-borang-cagaran/>. A 'Warning:' section is also present below the links.

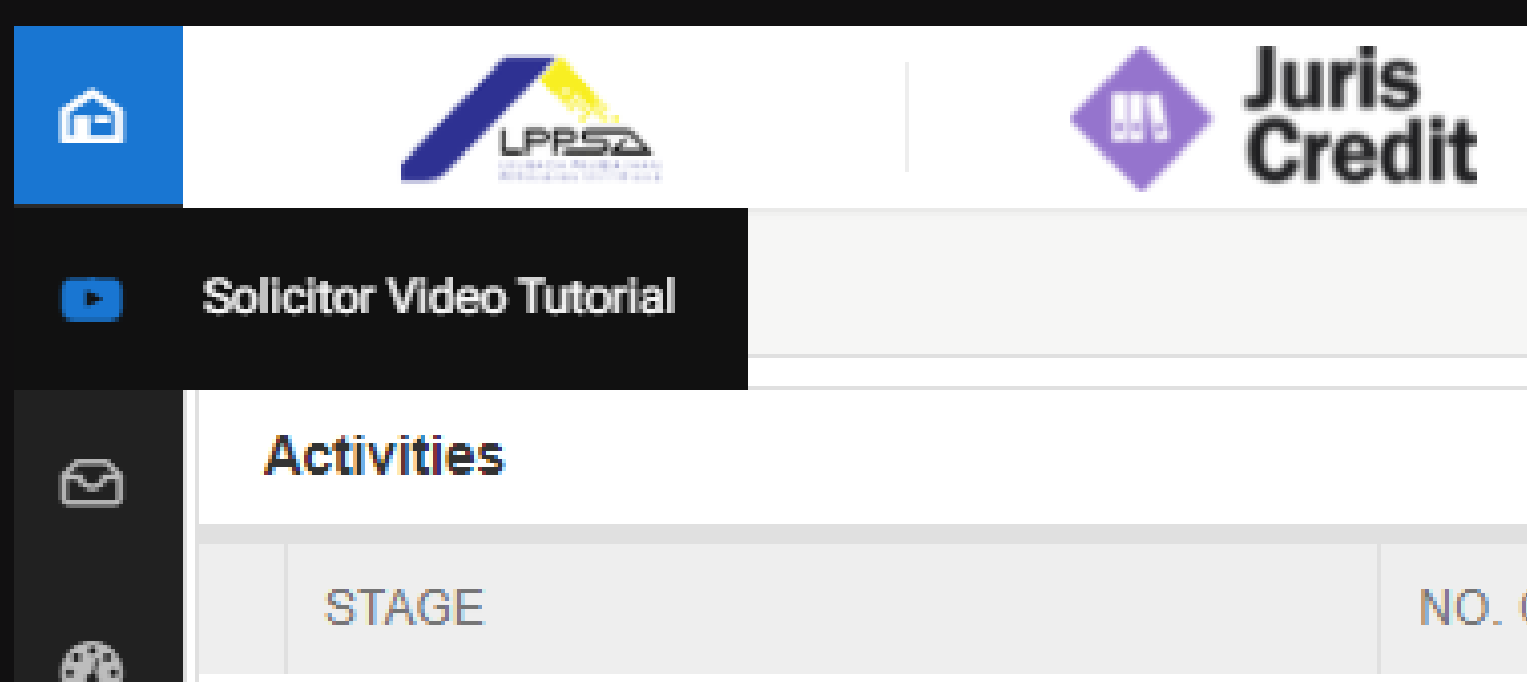
Solicitor may also refer to the followings:-



*Solicitor's guideline on Juris Credit at Juris Credit Landing Page



*Solicitor's guideline on LPPSA "Pelbagai Borang Cagaran" (Pre Disbursement) at Juris Credit landing page



*Video Tutorial on Juris Credit at the Juris Credit homepage under menu "Solicitor Video Tutorial"



MATTERS RELATING TO LAND SEARCH AND DIFFERENTIAL SUM

1. Land Search

Stage: PA Execution



- Must be Certified True Copy (CTC).
- Valid for 12 months prior to the EXECUTION date. (Refer to solicitor's cover letter Part B item No. 3 (LPPSA/DOC/VET/1.2021))

Stage: Advice to Release (ATOR)



- Must be Original or certified true copy (CTC).
- Must be dated not more than 1 week from Presentation Date. (Refer to solicitor's cover letter Sec. 2 (LPPSA/DISB/ATOR/1.2020))



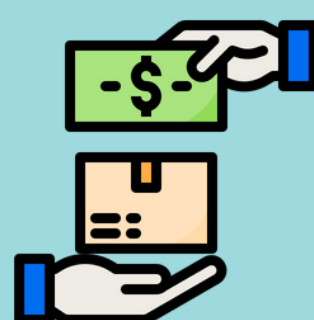
2. Differential Sum

MUST BE SUBMITTED DURING 1ST ADVICE TO RELEASE



SPA amount is MORE THAN asset financing amount.

- The difference must be fully settled to the developer/ vendor with confirmation letter from developer / solicitor.



Redemption amount is MORE THAN asset financing amount

- The difference must be fully settled to the existing financier with receipt of payment.
- Confirmation by the solicitor on differential sum amount has been deposited with solicitors.



Joint Financing with other Financial Institution

- The finance amount with the Financial Institution must be disbursed prior to LPPSA financing.