

If you have any questions, please contact your customer advisor:  
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## Advance withdrawal to finance residential property

Name	First name		
Street			
Postcode/town or city/country			
Date of birth	Employee no.		
E-mail	Phone		
Marital status	<input type="checkbox"/> single	<input type="checkbox"/> married	<input type="checkbox"/> divorced
	<input type="checkbox"/> registered partnership	<input type="checkbox"/> dissolved partnership	<input type="checkbox"/> widowed

### Details about the advance withdrawal

Preferred amount in CHF

Preferred date of payment (see information sheet)

Intended use of withdrawal

- Acquisition/construction of residential property
- Repayment of mortgage (amortization)
- Acquisition of a share in a cooperative housing association

Bank/IBAN

Account holder

### Details about the property

Type of property  
Advance withdrawals cannot be used for the acquisition of land on which to build a property

- Single-family home
- Condominium

Form of ownership

- Sole ownership
- co-ownership \_\_\_\_\_ %
- Joint ownership between spouses/  
registered partners

Address of property (street, postcode, town/city)

Cadastre no. / Lot no.

Probable moving-in date

Date of transfer of ownership

### Confirmation/notes on advance withdrawal

- I am aware that the advance withdrawal will reduce the pension benefits in old age and also may reduce those provided upon death and disability. I may choose to take out insurance to cover this shortfall on a private basis.
- I have read and understood the information sheet about the use of Pillar 2 funds to finance the purchase of owner-occupied residential property.
- I am aware of the tax-related consequences, particularly after purchases made within the last three years.
- I am aware of my repayment obligation upon the sale of the property, change of use, enforced sale, and in the event of death.
- I will use this advance withdrawal to finance the property specified. The sales restriction will be entered in the Land Register by the Pension Fund. The costs will be invoiced to me.
- I confirm that the residential property is for my own use, and that I have completed this application truthfully.

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### Authorization

By signing this application I hereby authorize the Pension Fund to make the entry in the Land Register at my expense.

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### Signature

Persons who are **married or living in a registered partnership** need to provide an officially certified signature of their spouse/registered partner.

We require current proof of marital/civil status from **unmarried persons**. If a partner is given as a beneficiary, we also need his or her officially certified signature.

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Place/date

Signature of the insured person

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Place/date

Officially certified signature of spouse/registered partner or partner who is a beneficiary

### Required documents

#### Acquisition of residential property

- Purchase agreement certified by a notary public
- Mortgage agreement
- Confirmation from the bank\*

#### Construction/refurbishment of residential property

- Excerpt from the Land Register
- Purchase agreement certified by a notary public
- Construction, works' or general contractor's agreement
- Confirmation from the bank\*

#### Participation in home ownership

- Share in a cooperative housing association (original)
- Shares in a tenants' joint stock company

#### Repayment of a mortgage loan

- Excerpt from the Land Register (not older than three months)
- Mortgage agreement
- Current confirmation of residence
- Confirmation from the bank\*

\* **Confirmation from the bank includes:** intended use of withdrawal, amount of mortgage, market value of the property, use pursuant to the LOB, repayment obligation if purchase should fall through.

# Information on advance withdrawals to finance residential property

The Swiss Federal Law on Occupational Retirement, Survivors' and Disability Pension Plans (LOB) permits insurees to withdraw funds from their pension plans to acquire residential property for their own use.

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## Intended use of withdrawal

The insuree may make an advance withdrawal of funds from their pension plan for the following purposes:

- Acquisition and construction of residential property for the insuree's own use
- Amortization of mortgage loans on residential property for the insuree's own use
- Acquisition of a share in a cooperative housing association or similar holdings

**Please note:** funds withdrawn from a pension plan may **not** be used to finance the ongoing maintenance of a property, the payment of mortgage interest or the purchase of land on which to build a property. Nor may pension funds be used to finance holiday homes.

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## Maximum possible amount

The insuree may withdraw their entire available savings until they reach the age of 50. After the age of 50, the insuree may withdraw a maximum of half the current savings, or the savings at age 50, whichever is the greater.

The minimum withdrawal amount is CHF 20,000. This shall not apply to the acquisition of shares in a cooperative housing association.

An advance withdrawal is permitted once every five years at most.

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## Own use and right of ownership

The residential property must be used by the insuree, and must be located at their domicile under civil law or their usual place of residence.

The following forms of ownership are permitted:

- Sole ownership
- Co-ownership
- Joint ownership with the spouse or registered partner

It is recommended that insurees clarify the impact of the various types of ownership in advance. For example, if co-ownership exists, the insuree can only dispose of the equivalent value of their personal co-ownership share. This also applies to spouses.

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## Benefit reductions as a consequence of advance withdrawal

The advance withdrawal is deducted from the insuree's available savings. This causes future retirement benefits to be reduced. It is also possible that **benefits in the event of death and disability** may be **reduced**. Additional risk insurance may be taken out privately to cover such losses.

At the time when the advance withdrawal is paid out, a **sales restriction** is entered in the Land Register. This means that the property can only be sold if repayment of the advance withdrawal is assured or if the sales restriction may be carried forward to a new property. The costs of entering the sales restriction in the Land Register are borne by the insuree.

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## Consent of the spouse/partner

For an advance withdrawal to be made, written consent is required from the spouse or registered partner or from the partner who is a beneficiary. Their signature must be officially **certified**.

Unmarried insurees or those who are not living in a registered partnership must submit current proof of their civil status.

## **Voluntary purchases**

As a rule, personal purchases in the Pension Fund may be deducted from taxable income. This tax benefit will no longer be allowed by the tax authorities if application for withdrawal of this capital is made within three calendar years of the purchase.

The insuree should contact the relevant tax authorities in good time to clarify the tax implications.

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## **Payment**

Subject to approval, and pursuant to the legal conditions (LOB), the advance withdrawal will be transferred at the latest six months after all the documentation is submitted, but at the earliest on transfer of ownership.

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## **Repayment**

In the event of a change of ownership or use of the residential property (e.g. rental, right of abode or right of usufruct), the insuree is obliged to notify the Pension Fund and to repay the amount of the advance withdrawal. The heirs may be obliged to repay the advance withdrawal if the insuree dies before retirement and no survivor's benefits are paid to a spouse or a child. In all cases, the provisions pursuant to the current Pension Fund regulations shall apply.

The advance withdrawal may be repaid voluntarily, either in full or in part. The current Pension Fund regulations contain details specifying the cut-off date for repayment.

The repayment must amount to at least CHF 20,000. In this case, the insuree may apply for a refund of the tax paid on making the advance withdrawal (excluding interest) within three years of repayment at the latest. The application should be sent to the respective authorities in the canton where the advance withdrawal was originally taxed.

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## **Tax-related provisions**

The advance withdrawal is subject to tax. The Pension Fund will notify the Federal Tax Administration of the payment of the advance withdrawal. The Tax Administration will contact the insuree directly for payment of the tax owed. Information about the tax burden may be obtained from the relevant tax authorities.

For insurees who are domiciled abroad, withholding tax will be deducted from the advance withdrawal. This withholding tax depends on the canton in which the Pension Fund is domiciled. Any applications for a refund of withholding tax should be clarified directly with the relevant tax authorities.

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## **Fees**

If a fee is to be charged for processing the advance withdrawal pursuant to the Pension Fund regulations, this fee must be settled by the insuree before the advance withdrawal is paid out.

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## **Residential property abroad**

In the event of residential property abroad, any divergent provisions shall apply and further documents will be required. Detailed information may be obtained from your customer advisor.

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