

## FREQUENTLY ASKED QUESTIONS ON SPECIALISED RESIDENTIAL MORTGAGE SOLUTION FOR PENSION CONTRIBUTORS

1. I just opened my pension account, how long before I can qualify to access 25% as equity contribution for my mortgage?  
The applicant must have both employer and employee mandatory contributions for a cumulative minimum period of 60 months (5years) prior to the application to access 25% of the pension balance as equity contribution for a residential mortgage.
2. Can I use my Voluntary Contributions as equity contribution towards the residential mortgage?  
An applicant who wishes to include his or her voluntary contribution towards payment of equity contribution shall sign a consent with his or her Pension Fund Administrator to that effect.
3. Can my spouse apply for part of his or her pension balance towards payment of equity contribution to increase our joint equity contribution for the residential mortgage?  
Married couples, who are pension contributors, are eligible to make joint application and each party shall apply to their respective Pension Fund Administrators with copies of the verified property offer letter.
4. What happens if my spouse dies while still processing our joint mortgage request?  
In the event of death of any applicant in a joint application before the execution of the "Deed of Assignment", the surviving partner shall have the following options:
  - i. Proceed with the mortgage application until termination where cash flow is considered adequate.
  - ii. Terminate the application where cash flow is considered inadequate.
  - iii. Downscale the property to a smaller property that will accommodate the cash flow of the surviving partner. In this instance the applicant will start the application process afresh.
5. What is the maximum authorised limit for the equity contribution?  
The maximum amount to be applied as equity contribution for residential mortgage shall not be more than 25% of the total pension balance as at the date of application irrespective of the percentage of equity contribution required by the mortgage lender.
6. If 25% of my pension balance is more the equity contribution required, can I still access the whole amount?  
Where the value of 25% of pension balance is more than the required equity contribution, the applicant can only access an amount equivalent to the equity contribution required by the mortgage lender.  
Where the value of 25% of the RSA is lower than the equity contribution required by the mortgage lender, the applicant will deposit the difference with the mortgage lender before 25% of his or her pension balance can be applied as equity contribution.
7. Can I access 25% of my pension contribution savings as a retiree?  
Existing retirees shall not be eligible to use their pension balances for payment of

equity contribution for residential mortgage.

8. I have less than 3 years to my retirement, can I still access 25% of my pension balance as equity contribution to my mortgage?

Applicants that have less than 3 years to retirement will not be eligible to use a portion of their pension contribution as equity contribution for residential mortgage.

9. Can I apply for the payment of my 25% of my pension balance as equity contribution online?

Application for equity contribution for residential mortgage shall be in person and not by proxy.

10. Can I apply for 25% of my pension savings more than once as equity contribution to access two residential mortgage request?

For the purpose of equity contribution for residential mortgage, an applicant can only access his or her pension contribution once.

11. I had accessed part of my pension contribution when I was out of job, now I have gotten a new job, do I qualify to access 25% of my pension balance as equity contribution towards my mortgage request?

Applicants who had accessed their pension balances due to loss of employment prior to the issuance of these Guidelines shall be eligible to access their pension balance for equity contribution, provided their pension account had received employer and employee contributions for a minimum of 60 months from the date of first contribution.

12. What is minimum information that I need to provide to Stanbic IBTC Bank to access this pension backed residential mortgage?

- I. Offer for sale from the property owner
- II. Copy of title documents to the property to be purchased
- III. Evidence of equity contribution, property search fee, verification fee and Valuation fee in a Stanbic IBTC account
- IV. Completed home loan application form supported with the following:
  - For salaried applicants:
    - recent three-month pay slips
    - introduction letter from employer,
    - copy of valid means of identification,
    - recent six-month salary account statement (new customers only),
    - spousal consent letter (for joint applications only).
  - For self-employed applicants:
    - company profile,
    - recent two-year audited financial reports,
    - certificate of registration or incorporation,
    - Form CO2/CO7 (particulars of Directors),
    - cashflow projections,
    - recent 12-month account statement (new customers only).

13. Where do we send enquiries to?

You can send us an email on [homeloansunit@mail.standardbank.com](mailto:homeloansunit@mail.standardbank.com)