Unlocking income

Loan schemes to monetise homes in retirement

	DBS Home Equity Income Loan	AN LIVING Wealth Access
Eligible property	■ Private except 99-year leasehold landed	■ Private freehold or 999-year leasehold
Loan tenor	■ Up to 30 years	■ 20 years
Age of borrower	■ 65-79	■ 55 and above
Interest rate (per annum)	■ 2.88%	NA
Fees	■ Legal and valuation costs	■ Upfront fee: 12.5%
		■ Utilisation fee 1.344% pa
		■ Exit fee: 0.5%
		■ Premature exit penalty
		■ Legal and valuation costs* apply
Use of loan proceeds	■ Top up to prevailing CPF Enhanced Retirement Sum	■ Top up to CPF ERS; balance of loan amount to be advised by FA firm
Other critera	■ Must have Lasting Power of Attorney	■ Must qualify as accredited investor

**AN LIVING to reimburse 50% of valuation cost upon signing of loan agreement*

Compiled by BT