## How to finance owner-occupied residential property with pension fund assets



## 1. $\int_{1}^{0}$ Familiarize yourself with the conditions for early withdrawal

You can withdraw pension fund assets early for the following purposes:

- Purchase of an apartment or a house
- Acquisition of shares in a cooperative
- Amortization of/securing a mortgage
- Building an apartment or a house
- Renovation of, conversion of or addition to an apartment or detached home that is already in your possession

Further information on this and the applicable restrictions can be found in the information sheet Financing residential property with pension fund assets

### 2.5 Seek advice on the consequences of an early withdrawal

With an early withdrawal, your pension savings become smaller, you will receive less interest credit and your benefits will also be reduced. We will be happy to offer you an overview and demonstrate options for eliminating shortfalls in your retirement provision in order to allow you to precisely assess your personal situation before and after an early withdrawal. Simply contact us at 044 628 43 43 or vitainvest@pfs.ch.

## 3. A Please note the following before you fill out the form

If you have already made an early withdrawal from the 2<sup>nd</sup> pillar for the financing of owner-occupied residential property, please contact the customer service. It might not be possible to make another early withdrawal in this case.

Should an insured event occur before the desired payment date (for example, in the event of death or disability) or should you leave the pension fund, no payment will be possible.

## 4. Collate all evidence in accordance with page 3.

5. 食

### Fill out and submit the form along with all evidence

By email to: vitainvest@pfs.ch By regular mail to: Vita Invest Collective Foundation of Zurich Life Insurance Company Ltd P. O. Box 8085 Zurich

6. Conce we have received the cost contribution and the requirements of an early withdrawal have been met, we will transfer the money.

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# Do you have questions regarding the withdrawal of pension fund assets for the encouragement of home ownership?

The Vita Invest customer service (phone 044 628 43 43) is available to answer your questions Monday through Friday from 8.00 a.m. to 12.00 noon and from 1.00 p.m. to 6.00 p.m.



## Request for an early withdrawal of pension fund assets for the encouragement of home ownership



disability, early with-

drawal is only possible with a proportional

reduction in the amount.

Early withdrawals may be

made every five years.

### $1\,$ Information about the contract and your person

Name of the employer

AHV	Contract	Your contract number
number	number	can be found on your
Last	First	pension certificate.
name	name	
Street,	Zip code, town	
no.	or city, country	
Private	Private	
telephone	email	
Date	Marital status	
of birth	⊖ single ⊖ married ⊖ divorced	
Gender	widowed Oregistered partnership	
○ female ○ male	O dissolved partnership	
Details of spouse or registered partner		
Last	First	
name	name	
Date		
of birth		
Are you fully able to work?		In the event of occupa-
⊖ Yes │		tional disability, an early
<u> </u>		withdrawal is not possi- ble. In the event of partial
		Sie. In the event of partial

## 2 Early withdrawal

Desired amount in CHF

Desired timing of early withdrawal

## Have you already made an early withdrawal from the 2<sup>nd</sup> pillar or a pledge for the financing of owner-occupied residential property?

○ No │ ○ Yes

### What is the money to be used for?

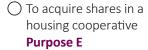
To purchase residential property
 Purpose A
 To build residential property

Purpose B To renovate/convert and add to residential property

### Purpose C

please provide more details on the use

To repay a mortgage
 Purpose D





#### **Evidence required**

Depending on the intended purpose, attach the following documents to the application:

	Α	В	С	D	Е
<b>Certificate of marital status</b> (no older than 3 months), in the event that you are single and the residential property is located outside Switzerland.	•	•	•	•	•
<ul> <li>Copy of the excerpt from the land register (no older than one month)</li> <li>▶ Obtainable from the land registry office for a fee</li> </ul>			•	•	
Officially notarized purchase contract or final draft version (If the property is being newly built/developed: land purchase or reservation agreement) Important: The date of the transfer of ownership should be evident from the purchase contract. As an alternative you can send notarial confirmation of the date of the transfer of ownership.	•	•			
Construction documentation (copies): – Contracts for works – Final cost statement – Firm quotes from tradespeople Important: The construction documents are needed in order to verify the amount of the early withdrawal. Payments for own work and contractor invoices that have already been settled cannot be included.		•	•		
Documents for the acquisition of shares in a housing cooperative: – Regulations/articles of association of the housing cooperative – Confirmation of the custody of/entitlement to the share certificates – Copy of the lease					•
<b>Confirmation from the land registry office</b> that the early withdrawal can be recorded in the land register (only required for condominium ownership).		•			
Approval of the pledgee, if benefits from the occupational retirement plan have already been pledged.	•	•	•	•	•

## 3 Bank transfer

Payment address:

Name of bank

IBAN no.

Account in the name of

#### Confirmation of the bank or notary public

I/we confirm that the payment to the above account will be used within the meaning of the provisions for the encouragement of home-ownership with funds from the occupational retirement provision. If the transfer of ownership does not take place or if the money cannot be put towards owner-occupied residential property, I/we undertake to refund the early withdrawal in full.

### Address of the property

#### Upon repayment of the mortgage

Current outstanding amount

Place and date

Stamp and signature of the bank/ notary public In the event of a payment for residential property abroad, withholding tax will be deducted directly from the payment amount. The requested payment amount will consequently be reduced.

## 4 Confirmation

With their signature, each one of the undersigned parties confirms that they:

- consent to the early withdrawal and have answered the questions truthfully;
- that the capital from the early withdrawal will be put towards the owner-occupied property;
- that the residential property in question is the primary residence;
- have read the pension regulations on the encouragement of home ownership with pension fund assets;
- acknowledge that the early withdrawal will reduce the regulatory benefits as set out in the offer;
- agree to the entry of the sales restriction in the land register; the land registry will bill the insured person directly for the entry costs;
- have not made any extra voluntary contributions to their occupational pension plan in the past three years.

Place, date
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Signature

s the residential property located outside Switzerland <u>and</u> does the early				
	partner			
	or registered			
	your spouse			
Place, date	Signature of			

### withdrawal amount to more than CHF 50,000?

🔿 No

Authentication of the authenticity of the spouse's or registered partner's signature

Place, date

() Yes

Signature of official The authentication must be provided by a notary public or a registrar. Please present your passport, identity card or foreign identity card for this purpose. You are responsible for the authentication costs.