

Buying An HDB Resale Flat: Step By Step

From HFE letter to keys: what to do, what to pay and when, for an HDB resale flat.

☐ BEFORE YOU START

1. Get Your HFE Letter

Apply on the HDB Flat Portal. It is free, online only and valid for 9 months, and shows the grants and HDB loan you could get.

HDB: HFE Letter: www.hdb.gov.sg/buying-a-flat/flat-grant-and-loan-eligibility/application-for-an-hdb-flat-eligibility-hfe-letter

☐ BEFORE YOU START

2. Choose An HDB Loan Or A Bank Loan

Both lend up to 75% of the lower of price and value. HDB tests at 3% a year or more; banks test at 4% or more and count your other loans.

HDB: Mode Of Financing: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/resale-flat-planning/mode-of-financing

☐ BEFORE YOU START

3. Check How Much CPF You Can Use

If the lease covers the youngest buyer to age 95, CPF use is capped at the lower of price and value. Otherwise it is pro-rated.

HDB: Mode Of Financing: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/resale-flat-planning/mode-of-financing

☐ BEFORE YOU START

4. Set Aside Cash For Any COV

Anything you agree above HDB's value is Cash-Over-Valuation (COV). It must be paid in cash: loans and CPF cannot cover it.

CPF: First-Time Resale Buyers: www.cpf.gov.sg/member/infohub/educational-resources/guide-for-first-time-resale-flat-buyers

☐ BEFORE THE OPTION

5. Check Which Grants You Can Get

First-timer families can get up to S\$230,000: Family Grant up to S\$80,000, EHG up to S\$120,000 and PHG up to S\$30,000. HDB decides.

HDB: CPF Housing Grants: www.hdb.gov.sg/buying-a-flat/flat-grant-and-loan-eligibility/couples-and-families/cpf-housing-grants

☐ BEFORE THE OPTION

6. Check The Seller And The Lease

The seller must have registered an Intent to Sell for more than 7 days. The remaining lease affects your loan, CPF use and the EHG.

HDB: Resale Process: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/overview

☐ AT THE OPTION

7. Pay The Option Fee In Cash

S\$1 to S\$1,000 when the seller grants the Option to Purchase (OTP). The OTP lasts 21 calendar days and expires at 4pm.

HDB: Option To Purchase: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/option-to-purchase

☐ NEXT WORKING DAY

8. Submit The Request For Value

Needed if you use CPF or a loan. Pay S\$120 on My Flat Dashboard. The result usually takes 10 working days.

HDB: Request For Value: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/option-to-purchase/request-for-value

☐ WITHIN 21 DAYS

9. Confirm Your Loan Before You Exercise

Wait for the value. For a bank loan, get a Letter of Offer dated on or before the day you exercise the OTP.

HDB: Option To Purchase: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/option-to-purchase

☐ WITHIN 21 DAYS

10. Exercise The OTP

Sign and pay the Option Exercise Fee. With the Option Fee it is at most S\$5,000, and both count towards the price.

HDB: Option To Purchase: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/option-to-purchase

☐ AFTER YOU EXERCISE

11. Submit Your Resale Application

Pay the S\$80 fee (S\$40 for 1- and 2-room flats). HDB accepts a complete application within 28 working days.

HDB: Mode Of Financing: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/resale-flat-planning/mode-of-financing

☐ ABOUT 3 WEEKS LATER

12. Endorse Documents And Pay Up Front

Initial payment: 25% of the lower of price or value (at least 5% cash with a 75% bank loan), plus legal fees and stamp duty.

HDB: Fees And Initial Payment: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/resale-flat-application/approval-of-application

☐ ABOUT 8 WEEKS AFTER ACCEPTANCE

13. Attend The Completion Appointment

Completion is about 8 weeks after HDB accepts your application, at the earliest. Pay any balance by then.

HDB: Resale Process: www.hdb.gov.sg/buying-a-flat/resale-flats/process-for-buying-a-resale-flat/overview

☐ AFTER YOU MOVE IN

14. Plan Around The MOP

Live in the flat for 5 years (10 for Plus and Prime flats) from completion. Until then, you cannot sell it on the open market or rent out the whole flat.

HDB: Conditions After Buying: www.hdb.gov.sg/buying-a-flat/resale-flats/conditions-after-buying-a-resale-flat

☐ AFTER YOU MOVE IN

15. Budget For Renovation And Insurance

Renovation is paid in cash: CPF Board suggests a buffer of at least 10%. An HDB loan needs fire insurance, renewed every 5 years.

HDB: Resale Buying Guide: www.mynicehome.gov.sg/get-started/hdb-resale-buying-guide/

General information only, not advice. Rules and figures as of 6 Oct 2026. Check HDB, CPF Board, IRAS and your lender before you decide.

Made by WealthMastery.sg for members. Sources: HDB: Overview Of Resale Flat Buying Process (updated 24 Jul 2026) · HDB: HFE Letter (updated 19 Aug 2026) · HDB: Option To Purchase (updated 7 Sep 2026) · HDB: Request For Value (updated 28 Apr 2026) · HDB: Mode Of Financing For A Resale Flat (updated 24 Aug 2026) · HDB: Fees And Initial Payment (updated 18 Aug 2026) · HDB: CPF Housing Grants For Resale Flats (updated 23 Aug 2026) · HDB: Conditions After Buying A Resale Flat (updated 28 Jul 2026) · CPF: Guide For First-Time Resale Flat Buyers (updated 26 May 2026) · HDB MyNiceHome: How To Buy A Resale HDB Flat (updated 29 Jun 2026).