

Buying A Resale Or Private Home: Loan, Cash And Stamp Duty

Check your loan, cash, CPF and stamp duty before you buy a resale flat or private home.

- ☐ **BEFORE YOU START**
1. Decide How Long You Will Stay
 Compare renting and buying over the years you expect to stay. Selling a private home within 4 years can attract Seller's Stamp Duty (SSD) of 4% to 16%.
 IRAS: Seller's Stamp Duty: [www.iras.gov.sg/taxes/stamp-duty/for-property/selling-or-disposing-property/seller's-stamp-duty-\(ssd\)-for-residential-property](http://www.iras.gov.sg/taxes/stamp-duty/for-property/selling-or-disposing-property/seller's-stamp-duty-(ssd)-for-residential-property)
- ☐ **BEFORE YOU START**
2. Add Up Your Cash And CPF
 List cash, CPF Ordinary Account (OA) savings and any sale money. Budget for stamp duty, legal fees, agent's commission and renovation too.
 MoneySense: How Much You Can Afford: www.moneysense.gov.sg/buying-a-property-how-much-can-you-afford/
- ☐ **BEFORE YOU START**
3. Keep A Buffer Outside The Purchase
 Leave an emergency fund of 3 to 6 months of expenses untouched. Allow for insurance, conservancy or management fees and rate rises.
 MoneySense: Planning Guide: www.moneysense.gov.sg/planning-your-finances-well/
- ☐ **BEFORE YOU APPLY**
4. Check Your TDSR And MSR At A Higher Rate
 The Total Debt Servicing Ratio (TDSR) caps all debt repayments at 55% of gross income. For HDB flats and Executive Condominiums, the Mortgage Servicing Ratio (MSR) caps instalments at 30%. Banks test at 4% or more, HDB at 3%.
 MoneySense: How Much You Can Afford: www.moneysense.gov.sg/buying-a-property-how-much-can-you-afford/
- ☐ **BEFORE YOU APPLY**
5. Check Your Loan-To-Value Limit
 With no other housing loan, the Loan-To-Value (LTV) limit is up to 75%, with at least 5% cash for bank loans. It drops to 55% beyond 30 years (25 for HDB flats) or age 65.
 MAS: Tenure And LTV Limits: www.mas.gov.sg/regulation/explainers/new-housing-loans/loan-tenure-and-loan-to-value-limits
- ☐ **BEFORE THE OPTION**
6. Get Your HFE Letter Or Bank IPA
 For an HDB resale flat, get an HDB Flat Eligibility (HFE) letter. It is free and valid for 9 months. For a bank loan, get an In-Principle Approval (IPA) first.
 HDB: Resale Buying Guide: www.mynicehome.gov.sg/get-started/hdb-resale-buying-guide/
- ☐ **BEFORE THE OPTION**
7. Check How Much CPF You Can Use
 If the lease lasts the youngest owner to age 95, CPF use is capped at the lower of price and valuation. With a bank loan, up to 120% once the Basic Retirement Sum is set aside.
 CPF: How Much CPF You Can Use: www.cpf.gov.sg/member/infocenter/educational-resources/how-much-cpf-savings-you-can-use-for-your-home-purchase
- ☐ **AT THE OPTION**
8. Pay The Option Fee In Cash
 For an HDB resale flat, the Option Fee is S\$1 to S\$1,000. With the Option Exercise Fee, the total is at most S\$5,000. CPF cannot pay these fees.
 CPF: Option Fee And Expenses: www.cpf.gov.sg/member/infocenter/educational-resources/hdb-option-fee-and-housing-expenses-you-should-know
- ☐ **WITHIN 21 DAYS**
9. Confirm Financing In The Option Period
 An HDB resale Option To Purchase (OTP) lasts 21 calendar days. Confirm cash, CPF and loan before you exercise. A bank loan needs a valid Letter of Offer.
 HDB: Resale Buying Guide: www.mynicehome.gov.sg/get-started/hdb-resale-buying-guide/
- ☐ **BEFORE YOU SIGN**
10. Work Out Buyer's Stamp Duty
 Buyer's Stamp Duty (BSD) is charged in bands on the higher of price and market value. Rates run from 1% on the first S\$180,000 to 6% above S\$3 million.
 IRAS: Stamp Duty Rates: www.iras.gov.sg/quick-links/tax-rates/stamp-duty
- ☐ **BEFORE YOU SIGN**
11. Check ABSD For Your Profile
 Additional Buyer's Stamp Duty (ABSD) is 0%, 20% or 30% for a citizen's first, second or third home. Permanent Residents pay 5%, 30% or 35%, and foreigners 60%.
 IRAS: ABSD: www.iras.gov.sg/taxes/stamp-duty/for-property/buying-or-acquiring-property/additional-buyer's-stamp-duty-%28absd%29
- ☐ **WITHIN 14 DAYS**
12. Pay Stamp Duty Within 14 Days
 Stamp within 14 days of signing in Singapore, or 30 days after receiving a document signed overseas. ABSD cannot be paid in instalments.
 IRAS: When To Pay Stamp Duty: www.iras.gov.sg/taxes/stamp-duty/for-property/paying-stamp-duty/when-to-pay-stamp-duty
- ☐ **BEFORE COMPLETION**
13. Choose CPF Or Cash For Instalments
 OA savings earn 2.5% if you pay in cash instead. CPF used is refunded with accrued interest to your CPF when you sell. CPF suggests keeping S\$20,000 in your OA for hard times.
 CPF: Using CPF For A Home: www.cpf.gov.sg/member/home-owners/hip/using-your-cpf-to-buy-a-home
- ☐ **BEFORE COMPLETION**
14. Arrange HPS And Fire Insurance
 The Home Protection Scheme (HPS) is required if CPF pays HDB instalments. HDB Fire Insurance is compulsory while you have an HDB loan. HPS does not cover private homes.
 CPF: Home Protection Scheme: www.cpf.gov.sg/member/home-ownership/protecting-against-losing-your-home

General information only, not advice. Rules and figures as of 4 Oct 2026. Check HDB, CPF Board, IRAS, MAS and your lender before you decide.

Made by WealthMastery.sg for members. Sources: IRAS: Seller's Stamp Duty (SSD) For Residential Property (updated 13 Aug 2026) · MoneySense: Buying A Property: How Much Can You Afford? (updated 28 Sep 2026) · MoneySense: Basic Financial Planning Guide (updated 29 Sep 2026) · MAS: Loan Tenure And Loan-To-Value Limits (updated 27 Mar 2024) · HDB MyNiceHome: How To Buy A Resale HDB Flat (updated 29 Jun 2026) · CPF: How Much CPF Savings You Can Use For Your Home Purchase (4 Aug 2025) · CPF: HDB Option Fee And Housing Expenses You Should Know (28 Apr 2026) · IRAS: Stamp Duty Rates (updated 19 Jan 2026) · IRAS: Additional Buyer's Stamp Duty (ABSD) (updated 27 Aug 2026) · IRAS: When To Pay Stamp Duty (updated 5 Feb 2026) · CPF: Using Your CPF To Buy A Home · CPF: Home Protection Scheme.