

Selling Your Home And Upgrading Checklist

The steps to see how much of your sale is cash and what your next home will really need.

☐ BEFORE YOU LIST

1. Confirm Your MOP Date

Check HDB's Check Flat Details e-Service. The Minimum Occupation Period (MOP) runs from key collection. Plus and Prime flats have at least 10 years.

HDB: Flat Types And MOP: www.mynicehome.gov.sg/get-started/hdb-flat-types-classification-guide/

☐ BEFORE YOU LIST

2. Get Your CPF Refund Figure

Open the What Happens If section of your CPF Home ownership dashboard. It shows the CPF principal plus accrued interest you must refund on sale.

CPF: Refund On Sale: www.cpf.gov.sg/member/home-ownership/using-your-cpf-to-buy-a-home/cpf-refund-when-selling-or-transferring-property

☐ BEFORE YOU LIST

3. Estimate Your Sale Proceeds In Order

The outstanding loan is paid first, then the CPF refund, and the rest is cash. Below 55, refunds return to your Ordinary Account (OA).

CPF: Refund On Sale: www.cpf.gov.sg/member/home-ownership/using-your-cpf-to-buy-a-home/cpf-refund-when-selling-or-transferring-property

☐ BEFORE YOU LIST

4. Know The Rule For A Refund Shortfall

If a market-value sale cannot cover the loan and full refund, you refund only price less loan. Option money you receive in cash is refunded to CPF.

CPF: Refund On Sale: www.cpf.gov.sg/member/home-ownership/using-your-cpf-to-buy-a-home/cpf-refund-when-selling-or-transferring-property

☐ BEFORE YOU LIST

5. Budget Your Selling Costs

Agent's commission, legal fees and any loan penalties come out of your cash, not the CPF refund. Agree the commission in writing with your agent.

CEA: Engaging An Agent: www.cea.gov.sg/consumers/engaging-a-property-agent/buying-or-selling/

☐ BEFORE YOU LIST

6. Check SSD On A Private Home

Seller's Stamp Duty (SSD) applies to a private home bought from 4 Jul 2025 and sold within 4 years. The rate is 16%, 12%, 8% or 4% by year held.

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

☐ BEFORE THE OPTION

7. Check ABSD Before You Buy Next

A citizen who contracts to sell an only home before accepting the next Option To Purchase (OTP) pays no Additional Buyer's Stamp Duty (ABSD). Otherwise the next home is a second property.

IRAS: ABSD: www.iras.gov.sg/taxes/stamp-duty/for-property/buying-or-acquiring-property/additional-buyer's-stamp-duty-28absd29

☐ BEFORE THE OPTION

8. Check The Married-Couple ABSD Refund

Couples including a citizen, buying jointly, may get second-home ABSD back. Sell the first home within 6 months of buying a completed home, then apply within 6 months of the sale.

IRAS: ABSD For Married Couples: www.iras.gov.sg/taxes/stamp-duty/for-property/appeals-refunds-reliefs-and-remissions/common-stamp-duty-remissions-and-reliefs-for-property/remission-of-absd-for-a-married-couple

☐ BEFORE THE OPTION

9. Check Your Next Loan-To-Value Limit

With one housing loan still outstanding, the Loan-To-Value (LTV) limit is 45% with at least 25% in cash. With none outstanding, it is up to 75%.

MoneySense: How Much You Can Afford: www.moneysense.gov.sg/buying-a-property-how-much-can-you-afford/

☐ BEFORE THE OPTION

10. Check CPF Use For The Next Home

Refunded CPF can fund the next home within CPF's usage limits. From 55, refunds first top up your Retirement Account (RA).

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

☐ BEFORE THE OPTION

11. Assess Each Buyer Separately

If two of you buy one home each, incomes are not pooled. Each loan needs its own Total Debt Servicing Ratio (TDSR) check of 55% of income. Check ownership and duty with IRAS or a lawyer.

MoneySense: How Much You Can Afford: www.moneysense.gov.sg/buying-a-property-how-much-can-you-afford/

☐ BEFORE YOU SIGN

12. Plan The Timing Gap

Sale money and refunded CPF do not arrive at once. Build a dated schedule showing when you need cash, including stamp duty due within 14 days of signing.

IRAS: When To Pay Stamp Duty: www.iras.gov.sg/taxes/stamp-duty/for-property/paying-stamp-duty/when-to-pay-stamp-duty

☐ IF BUYING OVERSEAS

13. Check Overseas Rules Separately

IRAS leaves homes outside Singapore out of your ABSD count.

Foreign taxes, loans and ownership rules differ, so get written local estimates and allow for exchange rates.

IRAS: ABSD: www.iras.gov.sg/taxes/stamp-duty/for-property/buying-or-acquiring-property/additional-buyer's-stamp-duty-28absd29

☐ THROUGHOUT

14. Keep A Buffer Outside The Deal

Hold an emergency fund of at least 3 to 6 months of expenses outside the sale and purchase money. Do not count it as downpayment.

MoneySense: Planning Guide: www.moneysense.gov.sg/planning-your-finances-well/

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

Made by WealthMastery.sg for members. Sources: HDB MyNiceHome: HDB Flat Types And Classifications (updated 24 Jun 2026) · CPF: Refund When Selling Or Transferring Property · CEA: Engaging A Property Agent For Buying Or Selling (updated 18 Aug 2025) · IRAS: Seller's Stamp Duty (SSD) For Residential Property (updated 13 Aug 2026) · IRAS: Additional Buyer's Stamp Duty (ABSD) (updated 27 Aug 2026) · IRAS: Remission Of ABSD For A Married Couple (updated 13 Aug 2026) · MoneySense: Buying A Property: How Much Can You Afford? (updated 28 Sep 2026) · CPF: How Much CPF Savings You Can Use For Your Home Purchase (4 Aug 2025) · IRAS: When To Pay Stamp Duty (updated 5 Feb 2026) · MoneySense: Basic Financial Planning Guide (updated 29 Sep 2026).