



Build, Buy or Renovate a home

Whatever your need, we have an affordable housing solution for you

1 What is a pension-backed housing (PBHL) loan?

It is a loan guaranteed by your Pension or Provident Fund and can be used to buy vacant land, a house, pay for renovations on your house. It can also cover any housing-related short falls for example, transfer costs.

2 What are the benefits of PBHL?

- Better interest rates.
- Affordable monthly repayments.
- Loan repayments are conveniently deducted directly from your salary or wages by your Employer so that you don't for get to pay your loan.
- No bond registration costs.
- If you die or are disabled you have optional credit life insurance to pay off your loan.
- Convenient application process, through face to-face interaction with a PBHL Consultant.

3 Who may apply?

Any person who has a job at a company that has a registered retirement or provident fund with Standard Bank.

4 How does it work?

Standard Bank gives you a loan and uses your Pension/Provident Fund assets as collateral however, please note that terms and conditions will apply, for example, credit and affordability assessments.

- The maximum loan amount you qualify for is dependent on:
 - how much you have saved in your retirement fund
 - the allowed maximum benefit as per the fund rules, for example, 33.33%, 40%, 50% or 60% etc.
 - ability to repay your loan as guided by the National Credit Act.

For example:

You have already saved R200 000 in your retirement fund.

If your Fund rules allow a maximum withdrawal benefit of 70% of your savings, you will qualify for a maximum of:

$$R200\ 000 \times 70\% = R140\ 000$$



Note: The retirement fund may set additional rules. In need, please refer to your Fund or HR department.

5 Why does Standard Bank sometimes decline applications?

- Insufficient withdrawal benefits to qualify for the loan amount in terms of the Fund rules.
- You don't have a clean credit record (that is, not under administration and/or debt review).
- You are unable to afford the monthly loan repayments.
- You do not own property and are not buying one.
- You want to use funds for purpose other than housing.
- There is no arrangement with your Employer for the PBHL facility or the Employer refuses to make payroll deductions.

6 Can't a debit order go off instead of a payroll deduction?

No, the only repayment method available is through a payroll deduction.

7 How long does it take to get approval?

5 – 10 working days.

Delays may be as a result of:

- Obtaining outstanding documents
- Unavailability of the member to sign the Credit agreement
- Unavailability of the authorized signatory at the Fund to sign the Credit agreement (where applicable).

8 Why must Standard Bank check my credit activity because I'm borrowing my pension money?

The money you are borrowing is not taken directly from your Pension/Provident Fund. Standard Bank gives you a loan using your funds balance as security.

9 When do we receive statements?

A quarterly statement will be sent to you. You can also request a statement as and when you need it.

10 What is required to apply for the pension-backed housing loan?

- Fully completed and signed Standard Bank PBHL Application Form.
- Fully completed and signed Standard Bank Personal Information Form.
- Most recent Pension/Provident Fund benefit statement.
- Consent letter from spouse if married in community of property (or spouse's signature on the application form).
- South African ID/Passport document.
- Proof of residential address not older than three months.
- 3 Consecutive pay slips (if you earn commission – last 6 consecutive pay slips).
- Recent 3 months' bank statement.
- Building quotations (plans, renovation quotes etc.).
- Offer to purchase if buying a home.

11 Who do I contact when I need assistance or have a query?

You are welcome to contact the PBHL Call Centre number for general queries on 086 100 9429.

**=WHAT'S=
your
NEXT?**

We would love to come along for the journey.

Terms and conditions apply.

Authorised financial services and registered credit provider (NCRCP15). The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06).

Moving Forward is a trademark of The Standard Bank of South Africa Limited. SBSA 262103 – 8/17