



## Need an alternative to a Home Loan?

Apply for a **PENSION-BACKED LOAN** today!

Call us on **0861 009 429?**



## What is a Pension-Backed Home Loan?

A **Pension-Backed Housing Loan (PBHL)** is a loan secured by your retirement fund savings. It's the **best alternative** to housing finance.

### You can use this loan to:

- **Buy** or **build** your new home
- **Renovate** your existing house
- **Pay a deposit** or pay off **transfer and registration fees**
- **Install Solar** – Approved LookSee offerings

### How it works?

- We set up a housing loan scheme between your Fund and your Employer
- We perform credit and affordability assessments
- Repayments are deducted from your wage or salary
- Maximum loan term can be up to 30 years, dependent on the Fund rule
- A further loan can be taken out subject to affordability and Fund rules
- If the prime rate changes, your loan term is adjusted, keeping your repayments consistent

### Do I qualify?

- You have been permanently employed for 12 months?
- You have a company pension or provident fund that has a PBHL agreement with Standard Bank?
- The loan amount you could qualify for depends on:
  - How much you have saved in your retirement fund
  - What the maximum allowed percentage benefit is as per the Fund rules
  - Your ability to repay your loan as guided by the National Credit Act.



## Why should I apply for a Pension-Backed Home Loan?

Enjoy competitive interest rates

Remain confident with affordable and stable monthly repayments via payroll deductions



### How do I apply?


Email us on [pblloanorigination@standardbank.co.za](mailto:pblloanorigination@standardbank.co.za) or call us on **0861 009 429**

**Step 1:** Complete and sign a Pension-Backed Home Loan application form and submit all relevant documents.

**Step 2:** Email below supporting documents:

- Your South African ID/passport
- Your Proof of Residential address not older than three months
- Your most recent Pension/Provident Fund benefit statement
- If married in community of property, a consent letter from your spouse (or your spouse's signature on the application form)
- Three recent consecutive pay slips (If you earn commission, then your last six pay slips)
- If you do not bank at Standard Bank, a recent three-month bank statement
- If you are building, then the building quotations (plans and renovation quotes)
- If you are buying a house, then your Offer To Purchase





**BUILD, BUY OR RENOVATE A HOME**  
Whatever your need, we have an affordable housing solution for you.

**IT CAN BE™**

## APPLY FOR A PENSION-BACKED HOUSING LOAN TODAY

For more information call 086 100 9429 or speak to your Standard Bank Sales Consultant.

### 1. What is a Pension-Backed Housing Loan?

A Pension-backed Housing Loan (PBHL) is a loan guaranteed by your accumulated retirement fund credit. The loan is offered for any housing-related need, such as:

- Purchasing a house
- Purchasing a vacant land with an intention to build
- Renovating an existing home loan
- Deposit towards a new home loan and
- Paying for legal fees for example transfer costs, bond registration etc.

### 2. What are the benefits of a PBHL?

- Competitive interest rates
- Affordable monthly repayments
- The loan repayments are conveniently deducted from your salary or wages by your employer
- Optional credit life insurance to settle your loan in the event of death, dread disease or disability
- Convenient application process through electronic submission or face to face with a sales consultant.

### 3. Who may apply?

Any person employed by a company that has a PBHL agreement in place with Standard Bank may apply.

### 4. How does it work?

Standard Bank gives you a loan and uses your Pension/Provident Fund assets as collateral. Please note that terms and conditions will apply and credit and affordability assessments will have to be done.

The minimum loan amount you qualify for depends on the following:

- How much you have saved in your retirement fund
- The allowed maximum benefit as per the Fund rules (that is, 33.33%, 40%, 50%, 60% or 70%)
- Your ability to repay your loan as guided by the National Credit Act.

#### For example:

Suppose 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 calculated as follows:

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

Note: The retirement fund may set additional rules. For more information, please refer to your Fund or your HR department.

## 5. Why does Standard Bank sometimes decline applications?

We may decline your application for any of the following reasons:

- You don't have sufficient withdrawal benefits to qualify for the loan amount in terms of the Fund rules
- You don't have a clean credit record (for example, you are under administration and/or debt review)
- You are unable to afford the monthly loan repayments
- You do not own a property and you are not buying one
- You want to use the funds for purposes other than housing
- You don't have an arrangement with your employer for the PBHL facility or your employer refuses to make payroll deductions.

## 6. Can't we use debit orders instead of payroll deductions?

No, the only repayment method available is through payroll deductions.

## 7. How long does it take to get approval?

The approval process takes five to 10 working days. However, there may be delays if:

- You fail to provide all the required documents
- If you are not available to sign the credit agreement
- The Fund's authorised signatory is not available to sign the credit agreement (where applicable).

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

The money you are borrowing is actually not taken 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 documents are required for the Pension-Backed Housing Loan application?

- Completed and signed Standard Bank PBHL application form
- Most recent Pension/Provident Fund benefit statement
- A consent letter from your spouse if you are married in community of property (or your spouse's signature on the application form)
- South African ID/passport
- Proof of residential address not older than three months
- Three recent consecutive pay slips (or, if you earn commission, your last six pay slips)
- A recent three-month bank statement if you are not banking with Standard Bank
- 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 0860 100 9429 for general enquiries.

## 12. Optional Insurance

**Death cover** – R1,57 for every R1 000 or part thereof to a maximum of R300 000.

**Death and Disability cover** – R2,50 for every R1 000 or part thereof to a maximum of R300 000.

**Death and Disability and Dreaded Disease cover** – R3,47 for every R1 000 or part thereof to a maximum of R300 000.