

Advance Withdrawal to finance Residential Property (WEF)

Company

Name

First name

Street/no.

ZIP code/town

Date of birth

SI number 756.

E-mail

Phone no.

Marital status

single

married

divorced

registered partnership

dissolved partnership

widowed

Capacity to work

Are you able to work full time?

yes

no

Details about the advance withdrawal

Preferred amount in CHF

maximum possible amount

Preferred date of payment (see information sheet)

Intended use

acquisition/construction of residential property

value-adding investments

repayment of mortgage (amortisation)

acquisition of a share in a cooperative housing association

Bank/IBAN

Account holder

Details about the property

Type of property

single-family home

condominium

Form of ownership

sole ownership

co-ownership: ____%

joint ownership between spouses/
registered partners

Address of property

Cadastre no./Lot no.

Probable moving-in date

Date of transfer of ownership

Notes / Confirmation of insured person

- I am aware that the advance withdrawal will reduce the pension benefits in old age and also may reduce those provided upon death and disability. I may choose to take out insurance to cover this shortfall on a private basis.
- I have read and understood the information sheet about the use of Pillar 2 funds to finance owner-occupied residential property.
- I am aware of the tax-related consequences, particularly after voluntary contributions made within the last three years.
- I am aware of my repayment obligation upon the sale of the property, change of use, enforced sale, and in the event of death.
- I confirm that the residential property is for my own use and that I have completed this application truthfully.
- I have transferred the fee of CHF 250.00 to the account CH08 0483 5041 8762 6100 0 in the name of Valitas Sammelstiftung BVG, Zürich (please attach confirmation of payment).

Authorisation

By signing this application I authorise the Pension Fund Valitas to make the entry in the Land Register at my expense.

Signatures

Persons who are **married or living in a registered partnership** need to provide an officially certified signature of their partner and an official family certificate.

We require current proof of marital/civil status from **unmarried persons**. If there is a beneficiary listed, we also need his or her officially certified signature.

This document is a translation. In the event of a dispute, the German version shall prevail.

Date

Signature of the insured person

Date

Officially certified signature of spouse/
registered partner/beneficiary

Required documents

Acquisition of residential property

- Purchase agreement certified by a notary public
- Mortgage agreement(s)
- Confirmation from the bank*

Construction/refurbishment of residential property

- Excerpt from the Land Register (not older than 30 days)
- Purchase agreement certified by a notary public
- Construction, works' or general contractors agreements
- Confirmation from the bank*

Participation in home ownership

- Rules of the cooperative housing association
- Rental agreement
- Confirmation of residence (not older than 30 days)
- Share (Original)

Repayment of a mortgage (amortization)

- Excerpt from the Land Register (not older than 30 days)
- Confirmation of the amount of the current mortgage loan
- Confirmation of residence (not older than 30 days)
- Confirmation from the bank*

*Confirmation from the bank must include:

Confirmation of use according to the BVG/LOB, intended use of withdrawal, confirmation of blocked payment address (IBAN), repayment obligation if purchase should fall through, confirmation of amount and preferred payment date, amount of mortgage.

Information Sheet on Advance Withdrawal

The Swiss Federal Law on Occupational Retirement, Survivors' and Disability Pension Plans (LOB/BVG) permits insured persons to withdraw funds from their pension plans to acquire residential property for their own use.

Intended use of withdrawal

- Acquisition and construction of residential property for the insuree's own use
- Amortisation of mortgage loans on residential property for the insuree's own use
- Acquisition of a share in a cooperative housing association or similar holdings
- Value-adding investments of residential property for the insuree's own use

Please note: Funds withdrawn from a pension plan **may not** be used to finance the ongoing maintenance of a property, the payment of mortgage interest or the purchase of land on which to build a property. Nor may funds be used to finance holiday homes or second homes.

Possible amount

Insured persons may withdraw their entire available savings until they reach the age of 50. After the age of 50, they may withdraw a maximum of half the current savings or the savings at age 50, whichever is greater.

The minimum withdrawal amount is CHF 20'000. This shall not apply to the acquisition of shares in a cooperative housing association.

An advance withdrawal is permitted once every five years at most, the latest 1 month before reaching the retirement age.

Own use and right of ownership

The residential property must be used by the insured person and must be located at his/her domicile under civil law or his/her usual place of residence. The following forms of ownership are permitted:

- Sole ownership
- Co-ownership
- Joint ownership with a spouse or registered partner.

It is recommended that insurees clarify the impact of the various types of ownership in advance. E.g.: If co-ownership exists, the insuree can only dispose of the equivalent value of his/her personal co-ownership share. This also applies to spouses.

Benefit reductions as a consequence of advance withdrawal

The advance withdrawal is deducted from the insuree's available savings. This causes future retirement benefits to be reduced. It is also possible that benefits in the event of death and disability may be reduced. Additional risk insurance may be taken out privately to cover such losses.

At the time when the advance withdrawal is paid out, a sales restriction is entered in the Land Register (only for properties in Switzerland). This means that the property can only be sold if repayment of the advance withdrawal is assured or if the sales restriction may be carried forward to a new property. The costs of entering the sales restriction in the Land Register are borne by the insuree.

Consent of spouse / registered partner / beneficiary

For an advance withdrawal to be made, written consent is required from the spouse or registered partner or from the partner who is a beneficiary. Their signature must be officially certified on the application form.

Advance withdrawal after voluntary contributions

As a rule, voluntary contributions may be deducted from taxable income. This tax benefit will no longer be allowed by the tax authorities if application for withdrawal of this capital is made within three calendar years of the contribution.

The insuree should contact the relevant tax authorities in good time to clarify the tax implications.

Payment

Subject to approval and pursuant to the legal conditions (LOB), the advance withdrawal will be transferred at the latest six months after all the documentation is submitted, but at the earliest on transfer of ownership. The transfer will be made directly to the seller. In case of a transfer to a blocked account, Valitas Sammelstiftung BVG requires a bank confirmation of the intended use and of the blocking of the account.

Repayment

By the insured person

In the event of a change of ownership or use of the residential property (e.g. rental, right of abode or right of usufruct), the insured person is obliged to notify the Pension Fund and to repay the amount of withdrawal.

By heirs (in case of death)

The heirs may be obliged to repay the advance withdrawal if the insuree dies before retirement and no survivor's benefits are paid to a spouse or a child.

The advance withdrawal may be repaid voluntarily, either full or in part, but at the latest 1 month before reaching the retirement age. The repayment must amount to at least CHF 10'000 (exception: shares of a cooperative housing association). In case of a total repayment, the insuree may apply for a refund of the tax paid on making the advance withdrawal (excluding interest) within three years of repayment. The application should be sent to the respective authorities in the canton where the advance withdrawal was originally taxed.

Tax-related provision

The advance withdrawal is subject to tax. The Pension Fund Valitas Sammelstiftung BVG will notify the Federal Tax Administration of the payment. The Tax Administration will contact the insuree directly for payment of the tax owed. Information about the tax burden may be obtained from the relevant tax authorities.

For insurees who are domiciled abroad, withholding tax will be deducted from the advance withdrawal. This withholding tax depends on the tax-rates of Canton Zurich, where Valitas Sammelstiftung BVG has its tax residence.

Fees

For processing, the advance withdrawal a fee of CHF 250 is charged by Valitas Sammelstiftung BVG. This fee must be settled by the insuree before the advance withdrawal is paid out.

Residential property abroad

In the event of residential property abroad, any divergent provisions shall apply and further documents will be required. Detailed information may be obtained from your customer advisor.