



Information sheet

Mortgages



Mortgages

1 SVE mortgages

SVE grants secured mortgages in Swiss francs to **natural persons and legal entities**.

2 Mortgage products

- Fixed-rate mortgages with terms of 2 to 10 years
- SARON mortgages with terms of 2 to 5 years
- Variable-rate mortgages

3 Properties financed

- Single-family houses
- Owner-occupied apartments
- Apartment blocks
- Leasehold residential property
- Building loans

4 Limitations

- First mortgage up to a maximum of 65% of the estimated value
- Second mortgage up to a maximum of 80% of the estimated value, mandatory repayments
- Residential properties located in Switzerland only, with max. 30% commercial occupancy
- SVE does not grant mortgages for holiday homes, holiday apartments or enthusiasts' properties

5 Required equity

- Minimum of 20% of purchase price or market value
- Minimum of 10% of equity must be financed by sources other than second-pillar retirement assets

6 Affordability

- Housing costs to account for a maximum of 35% of gross annual salary
- Long-term mortgage interest calculated at 5%
- Maintenance and operation calculated at 1% of the mortgageable value

7 Repayment

- The second mortgage must be repaid within a maximum of 20 years, or at the latest when the borrower reaches retirement age.
- There is no repayment requirement for the first mortgage.
- Individual, shorter-term repayment arrangements may be agreed.

8 Interest rates/forward interest rates

Interest rates are set on the first working day of the month and published in the download area of the SVE website www.sve.ch/EN/EN/downloads. The interest rates listed are for guidance only. The SVE reserves the right to adjust interest rates in the event of market changes. Agreed fixed interest rates shall remain valid until the end of their term.

We grant forward mortgages with a lead time of up to 12 months. Forward mortgages are free of charge for up to six months; thereafter, a supplementary fee will be levied.

9 Favourable interest rates on green mortgages

The SVE supports investments in new buildings and energy-efficient renovations with attractive interest rates on so-called “green” mortgages that lower energy consumption, conserve resources and reduce CO₂ emissions. Energy-related improvements (building envelope, total energy, CO₂ emissions) that reduce the burden on the environment must be verified with a Minergie certificate, a cantonal building energy certificate (GEAK) or by being proven to comply with the Swiss Sustainable Building Standard (SNBS).

10 Termination

- **Fixed-rate** and **SARON mortgages** generally run until the end of the agreed term and do not have to be terminated. In the event of an early exit from an ongoing fixed-interest commitment, an early repayment penalty will be due, depending on the remaining term and market interest rate at the time of exit.
- **Variable mortgage loans** may be terminated by either party daily, subject to a six-month notice period.

11 Entry into force

This directive enters into force on 1 January 2023 and replaces all previous provisions governing SVE mortgages.

For more information please contact our SVE mortgage team

Sulzer Vorsorgeeinrichtung

Postfach 1816
8027 Zürich
Schweiz

info@sve-hypotheken.ch
+41 52 262 41 60

Responsible for second-pillar withdrawals under the home-ownership promotion scheme:

Please take note of the “Promotion of home ownership” information sheet www.sve.ch/EN/EN/downloads

Sulzer Vorsorgeeinrichtung

Zürcherstrasse 12
Postfach
8401 Winterthur
Schweiz

+41 52 262 43 00
www.sve.ch