SINGAPORE PROPERTY · BRIEFING

# If the repayments are getting heavy

Your options after the 15-month wait-out removal — including the ones where you don't sell

Prepared for you after you messaged **"15STRESS"**

Policy announced 28 July 2026 · Data as at 31 July 2026

Sources: HDB, MND, URA, IRAS and published market commentary

## 01 Why this got easier, and what that means

Until last week, a private owner under financial pressure faced an expensive exit: sell, rent for fifteen months, then buy a flat. That path is now a single move. If you have been carrying a repayment that no longer fits, your options genuinely widened.

> **One thing to be clear about first.** A faster exit is not a reason to exit. Selling is one option among several, and for many households it is not the best one. Work through the alternatives before deciding anything.

## 02 The options, in rough order

Most people jump straight to the last row. It is usually worth working down the list first.

| OPTION | WORTH CONSIDERING WHEN | WATCH OUT FOR |
|---|---|---|
| **Refinance or reprice** | Your current rate is above market; SORA has fallen substantially from its 2023–24 peak | Lock-in periods, legal and valuation fees, TDSR reassessment |
| **Extend the loan tenure** | Monthly cash flow is the pressure point, not total debt | More interest overall; tenure limits by age |
| **Rent out a room** | You have space and are comfortable with it | Regulatory limits on occupants; tax on rental income |
| **Rent out the whole unit and move in with family** | A temporary squeeze you expect to pass | Rental income is taxable; you still carry the mortgage |
| **Sell and right-size to a smaller private unit** | You want lower costs but wish to keep private exposure and avoid MOP | Transaction costs; Seller's Stamp Duty if bought on/after 4 Jul 2025 |
| **Sell and move to an HDB resale flat** | You want maximum cash released and a materially lower cost base | 6-month disposal rule; MOP; 30-month rule if you need an HDB loan |

## 03 Before you decide anything

WORK THROUGH THESE

- [ ] **Write down the actual monthly gap** — The real number, not the feeling — it changes the conversation
- [ ] **Check your current rate against today's market** — Repricing with your existing bank is often the fastest relief
- [ ] **Check whether Seller's Stamp Duty applies** — Bought on or after 4 July 2025 means a 4-year holding period at 16 / 12 / 8 / 4%
- [ ] **Calculate the CPF refund with accrued interest** — This determines what actually reaches your bank account
- [ ] **Talk to your bank early** — Lenders generally have more options before arrears than after
- [ ] **Get independent financial advice** — A property agent — including me — is not a financial adviser

**If this is causing real strain.** Financial pressure over a home is genuinely hard, and it is worth getting proper support rather than carrying it alone. Credit Counselling Singapore offers free, confidential debt advice, and MoneySense provides independent government financial guidance. Speaking to your bank early usually opens more doors than waiting.

### Want to talk it through privately?

Send me your situation in confidence. I'll lay out the realistic options in plain terms — and if the right answer is to keep the property and restructure, I'll say so.

**[ YOUR NAME ]** · [ AGENCY ]

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Prepared 31 July 2026. Figures are drawn from HDB, MND, URA, IRAS and published market commentary as at that date and may since have changed — verify current data before acting. Views expressed are the author's opinion, not a forecast or guarantee of outcome, and do not constitute financial, tax or legal advice. Every situation differs; please seek advice specific to your circumstances.