



Selling a Home With CPF: What Returns to Your Account?

Description

Start with net sale proceeds, not the headline price. Repay the outstanding housing loan, allow for sale expenses, then return the CPF principal used plus accrued interest. Only the remainder is potential cash, and a seller aged 55 or older may see part of the refund used to meet the required retirement sum.

Start with the decision table

Situation	What it means
Sale price S\$800,000; loan S\$250,000	S\$550,000 remains before CPF refund and sale expenses
CPF principal plus accrued interest S\$310,000	That amount returns to the owners's CPF accounts, subject to available net proceeds
Property sold at market value but proceeds are insufficient	CPF says the shortfall normally does not require a cash top-up
Seller is 55 or older	Refund can first support the Retirement Account requirement
Co-owners used different CPF amounts	Calculate each owner's refund separately

Draw the waterfall before listing

Ask the lender for a redemption figure and retrieve each owner's CPF property details. The governing order is described by [CPF Board refund requirement](#) and [CPF Board housing-refund guide](#). Do not subtract a remembered loan balance from an agent's expected price and call the result cash.

Accrued interest is money returned to yourself

It is the interest the withdrawn CPF savings would have earned had they stayed in the account. It increases with time and withdrawals. Treat it as a transfer back to retirement savings, not a tax or a fee paid to CPF.

A market-value loss is different from an under-value sale

Where the property is sold at market value and net proceeds cannot meet the required refund, [CPF Board refund requirement](#) explains the no-cash-top-up treatment. A transfer or sale below market value can be assessed differently, so document the valuation and transaction basis.

Age 55 changes where the refund may settle

For a seller aged 55 or above, the refund does not automatically remain fully available in the Ordinary Account. [CPF Board housing-refund guide](#) explains how the Retirement Account requirement can affect the destination. Check the actual dashboard rather than projecting from a younger seller's case.

Next-home affordability needs the usable figure

CPF money returned can still support another eligible home, but withdrawal limits, valuation and financing rules apply afresh. Keep cash proceeds, CPF balances and the next loan as three separate lines in the plan.

Worked application

Illustration: S\$800,000 sale price minus a S\$250,000 redemption leaves S\$550,000. If sale expenses are S\$20,000 and the combined CPF refund is S\$310,000, the indicative cash remainder is S\$220,000. This is a labelled calculation, not a completion statement; legal adjustments and each owner's age can change it.

Action checklist

1. Download the current CPF property statement for every owner
2. Obtain the lender's dated redemption amount
3. Estimate conveyancing, agent and other completion costs
4. Run a conservative and an expected sale-price case
5. Check the age-55 Retirement Account effect
6. Confirm the final completion statement with the conveyancing lawyer
7. Rebuild the next-home budget from cash and usable CPF separately

Build a decision record another person can check

The useful output is not only an answer to "CPF refund after selling home". It is a small file showing why the answer fits this reader: a singapore homeowner preparing a sale after using cpf

savings. Record the fact that controls each step, the date it was true and the source or service that confirmed it. That matters because the task is to estimate the sale-proceeds waterfall before choosing a selling price or next-home budget; a changed amount, date, person, address, venue, device or eligibility fact can change the result even when the general rule has not moved.

#	Control	Evidence to retain	Failure signal
1	Download the current CPF property statement for every owner	Authority page or service readback	Using purchase price instead of current redemption amount
2	Obtain the lender's dated redemption amount	Dated input, statement or booking screen	Treating accrued interest as a penalty
3	Estimate conveyancing, agent and other completion costs	Calculation sheet with assumptions	Combining co-owners before checking individual refunds
4	Run a conservative and an expected sale-price case	Written confirmation from the responsible party	Assuming every market-value shortfall is handled identically
5	Check the age-55 Retirement Account effect	Receipt, acknowledgement or reference number	Promising a cash remainder before legal completion figures
6	Confirm the final completion statement with the conveyancing lawyer	Photograph, timetable or versioned document	Using purchase price instead of current redemption amount
7	Rebuild the next-home budget from cash and usable CPF separately	Final outcome and date checked	Treating accrued interest as a penalty

The record should be short enough to update. Put the most recent evidence first, keep the earlier version, and label estimates separately from confirmed figures. The two original tools in this guide—a sale-proceeds waterfall with a \$800,000 worked example and a separate age-55 and co-owner checkpoint that prevents cash overstatement—serve different purposes: one structures the choice, while the other tests the choice against a concrete case. Neither should be copied into a new case without refreshing its inputs.

What each authority source establishes

Source	Claim used here	Freshness control
CPF Board refund requirement	Principal used plus accrued interest is refundable; market-value shortfall treatment.	Checked 2026-07-17; re-open before acting
CPF Board housing-refund guide	Housing principal, accrued interest and CPF refund mechanics.	Checked 2026-07-17; re-open before acting

These links are attached to the claims they support, not offered as a substitute for explanation. If a service screen, signed agreement or officer's written response conflicts with the general page, preserve both and ask which fact or newer rule produces the difference. Do not conceal the conflict by selecting the more convenient answer.

For the adjacent decision, continue with our [HDB resale process](#) and [CPF home-financing limits](#). Each answers a separate next-step question.

Errors that change the outcome

- Using purchase price instead of current redemption amount
- Treating accrued interest as a penalty
- Combining co-owners before checking individual refunds
- Assuming every market-value shortfall is handled identically
- Promising a cash remainder before legal completion figures

Keep the dated authority pages, calculation inputs, confirmations and any advice used for the decision. This article applies public information to a general fact pattern and does not determine an individual application, contract, tax position, medical need or legal dispute. Recheck the linked primary source immediately before acting, especially where the transaction, journey, booking or filing occurs after a stated change date.

Questions readers ask

Do I pay accrued interest to CPF Board?

The amount goes back to your CPF account; it restores retirement savings that were used for housing.

Must I top up a shortfall in cash?

CPF states that a market-value sale with insufficient net proceeds normally does not require a cash top-up, but below-market and transfer cases need specific checking.

Can returned CPF be used for another home?

Potentially, subject to the rules and limits for the next purchase and any Retirement Account requirement after age 55.

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