



# THE DIY HDB BUYER KIT

*Save on agent fees.  
Buy confidently on  
your own.*

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By RickProp — Helping Singapore  
Buyers Save Smart, Not Struggle

# Why DIY buyers fail

- Wrong grant calculation
- Financing timeline mismatch
- Lowballing and losing units
- Booking wrong appointment order
- Legal mistakes = fines
- Missed viewing opportunities



**RickProp Tip:**

Apply for your HFE letter early and confirms grants & loan eligibility.

# 9 Costly Mistakes

**Avoid these costly errors before you commit to any HDB purchase.**

## **Not Doing Your HFE Early**

Common Problem: Viewing houses without knowing your loan or grants.

Example: Fell in love with a \$550k unit → HFE says you only can borrow \$440k.

## **Miscalculating COV (Cash Over Valuation)**

Common Problem: Assuming COV is always \$0.

Example: Offer \$525k → valuation \$505k → COV is \$20k cash upfront.

## **Poor Timeline Planning**

Common Problem: Not aligning rental expiry, selling timeline, or renovation schedule.

Example: Completion in Sept but rental ends in July → need 2 months extra rental.

## **Ignoring Ethnic Quota / SPR Quota**

Common Problem: You like the unit, but quota doesn't allow your race/nationality.

Example: Indian buyer cannot buy because Indian quota is full.

## **Not Checking the Floor Plan Carefully**

Common Problem: Only rely on photos; ignore structural walls.

Example: Plan to hack kitchen wall → turns out structural → cannot renovate.

## **Not Checking Surrounding Environment**

Common Problem: Missed west sun, noise, neighbour issues, future upgrading works.

Example: West-sun unit becomes unbearably hot from 2–6 PM.

## **Not Preparing Documents Early**

Common Problem: Scrambling last-minute for payslips, CPF statements, bank letters.

Example: Seller wants OTP issued in 24 hours → buyer not ready → seller sells to someone else.

## **Overlooking Lease Decay**

Common Problem: Buying old flats without checking CPF/loan restrictions.

Example: 45-year-old flat → future buyers may not qualify → harder to sell later.

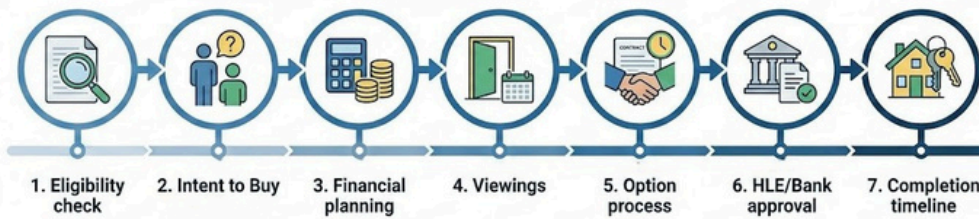
## **Weak or Poor Negotiation**

Common Problem: Lowballing too hard or making empty promises.

Example: Offered too low → seller rejects → another buyer pays asking price and wins.



## Property Purchase Workflow: A Simple, Step-by-Step Timeline



## DIY HDB BUYER'S MONEY SECTION: HDB LOAN vs BANK LOAN, GRANTS & CASHFLOW BREAKDOWN (SINGAPORE 2025)

Your Financial Roadmap to Home Ownership

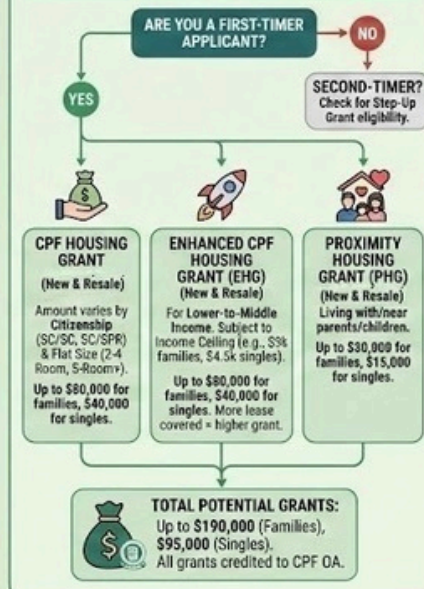
### HDB LOAN vs BANK LOAN: CHOOSING YOUR FINANCING

	<b>HDB LOAN</b> Stable & Predictable	<b>BANK LOAN</b> Flexible & Potentially Lower
<b>Interest Rate</b>	Fixed at 2.6% p.a. (Pegged to CPF OA Rate + 0.1%) Stable, rarely changes.	Floating (SORA-pegged) or Fixed Packages Fluctuates with market, currently around ~1.40%-2.60% for Year 1.
<b>Down-payment</b>	25% of Purchase Price Fully payable with CPF OA.	25% of Purchase Price Min. 5% CASH, remaining 20% CPF/Cash.
<b>Loan-to-Value (LTV) Limit</b>	Up to 75%	Up to 75%
<b>Lock-in Period</b>	No lock-in Flexible refinancing/repayment.	Typically 2-3 years Penalty for early exit/refinancing.
<b>Early Repayment Penalty</b>	None	Yes, during lock-in
<b>Eligibility</b>	<ul style="list-style-type: none"> <li>Citizenship (at least 1 SC)</li> <li>Income Ceiling (e.g., \$14k families, \$7k singles)</li> <li>No private property ownership</li> </ul>	<ul style="list-style-type: none"> <li>Credit Score</li> <li>TDSR (Total Debt Servicing Ratio &lt; 55%)</li> <li>MSR (Mortgage Servicing Ratio &lt; 30%)</li> </ul>
<b>Pros</b>	<ul style="list-style-type: none"> <li>Stability, higher CPF usage, no penalties.</li> <li>Higher interest rate compared to current bank loans.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for lower rates, more package options.</li> <li>Interest rate volatility, mandatory cash downpayment, penalties.</li> </ul>

DECISION FACTOR:

Risk Appetite & Cashflow

### MAXIMISING CPF HOUSING GRANTS: FREE MONEY FOR YOUR HOME



### CASHFLOW BREAKDOWN: FROM PURCHASE TO MONTHLY PAYMENTS



Note: Figures are indicative for 2025 and subject to change by HDB/CPF/Banks. Always verify with official sources and consult a financial adviser.

**RickProp Tip:**  
DIY doesn't mean alone. Quick advice can prevent costly mistakes.

# My Personal Story

"I understand the HDB journey firsthand because I've walked it myself. Fifteen years ago, I DIY-purchased my first home, a 3-room HDB flat in Woodlands with my mum. Recently, my wife and I sold that property and purchased our 4-room Sengkang HDB, navigating every step ourselves.

My real estate experience spans both commercial and residential sectors. As a Far East Organization staff, I successfully sold 10 commercial offices and leased 2 more.

As a property agent, I've guided clients through crucial property milestones: helping an ex-colleague upgrade from an EC to a condo, assisting a friend in purchasing her first 1-bedder private property, and helping two friends secure their very first homes—a 3-room in Bukit Batok and a 4-room in Woodlands.

I position myself as your safe guide through complex property processes, combining personal DIY experience with professional expertise to help you navigate your HDB purchase with confidence."



 Book Your Free  
"DIY Clarity Call"  
with RickProp

Get answers on grants, OTP,  
budgeting, and more  
- no strings attached.





**BOOK YOUR FREE 15-MIN  
BUYER STRATEGY CALL TODAY!**



Expert, Unbiased Advice for Your HDB Purchase

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