

# Mortgages

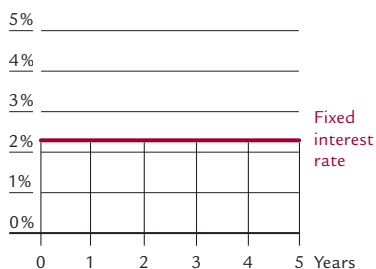
## Secure financing for your home

Are you a proud first owner or have you had the pleasure of owning your home for some years already? Are you looking for a reliable and experienced partner to finance your residential property or replace your existing mortgage? Swiss Life would be happy to support and advise you.

### Your choice

#### Fixed-term mortgage

Your mortgage with a fixed term and constant interest rate.



#### Advisable if ...

- You wish to maintain a constant interest rate.
- You do not wish to sustain any interest rate fluctuations during the term.
- You wish to calculate your budget precisely.
- You wish to hedge against rising interest rates.

#### Risk

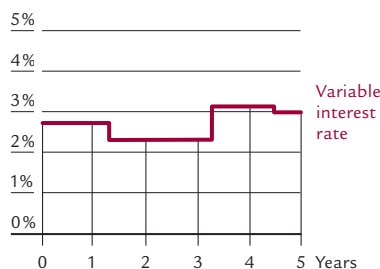
- You will not benefit from any fall in interest rates during the term.
- The term may expire in a phase of high interest rates.
- High costs can be incurred in the event of premature termination.

#### Tip

Take out several fixed-term mortgages with different terms. This way you can reduce the risk.

#### Variable mortgage

Your mortgage without a fixed term and with an interest rate that varies in accordance with the capital markets.



#### Advisable if ...

- You wish to benefit from the current capital market interest rates.
- You want to be able to switch at any time to a fixed-term Swiss Life mortgage.
- You wish to benefit from falls in interest rates.
- You wish to amortise the mortgage directly.

#### Risk

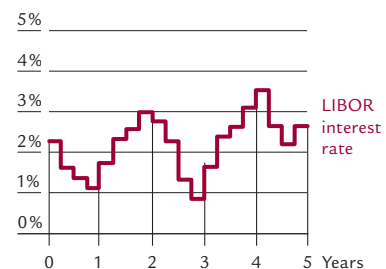
- Interest rate fluctuations can impede your budget calculation.

#### Tip

Assume both long-term and higher interest rates when planning your budget.

#### LIBOR mortgage

Your mortgage with a fixed term and variable interest rate determined by the base rate LIBOR\* or an equivalent reference rate.



#### Advisable if ...

- You wish to benefit from the current, favourable and short-term interest rates on the money market.
- You are capable of sustaining a short-term interest rate hike.
- You wish to switch to a different Swiss Life mortgage product at the end of each interest period.

#### Risk

- Your interest expenses can change every three or six months and are therefore difficult to plan.

#### Tip

Combine the LIBOR mortgage with a fixed-term mortgage to offset the interest rate fluctuations.

\*LIBOR = London Interbank Offered Rate: reference interest rate fixed daily for interbank lending.

## Facts and figures at a glance

	Fixed-term mortgage	Variable mortgage	LIBOR mortgage
Minimum sum	CHF 250 000 total mortgage, at least CHF 100 000 per term	CHF 250 000 total mortgage	CHF 500 000 total mortgage, at least CHF 250 000 per term
Type of mortgage	1 <sup>st</sup> + 2 <sup>nd</sup> mortgage	1 <sup>st</sup> + 2 <sup>nd</sup> mortgage	1 <sup>st</sup> + 2 <sup>nd</sup> mortgage
Repayment option	Indirect	Indirect or direct	Indirect
Repayment obligation	For loans exceeding 2/3 of the market value there is a repayment obligation.		
Termination/repayment	At end of term	Can be terminated at any time subject to 3 months' notice	At the end of term
Fixing of interest rate	Up to 18 months in advance	On day of payment	Every 3 or 6 months (optionally)
Term	3 to 25 years*	Unlimited	3 or 5 years
Change of product	At end of term	At any time to a fixed-term or LIBOR mortgage	To a fixed-term mortgage with longer terms

### Financing guidelines

General	<ul style="list-style-type: none"> <li>• Swiss Life finances single-family homes and owner-occupied apartments in Switzerland that are used by the borrower as their main residence as well as apartment buildings and commercial premises in Switzerland.</li> <li>• Mortgages are only granted to borrowers assuming personal liability (natural persons).</li> <li>• Special provisions apply to investment properties.</li> </ul>
No financing is offered for	<ul style="list-style-type: none"> <li>• Building land and construction projects (building loans)</li> <li>• Holiday residences and apartments</li> <li>• Single-family homes with commercial annexes</li> <li>• Properties with a restricted market</li> </ul>
Repayment	<ul style="list-style-type: none"> <li>• For owner-occupied residential property: The second mortgage must be repaid within 15 years or by the 65<sup>th</sup> birthday of the principal borrower. In the case of the prepayment or pledging of 2<sup>nd</sup> pillar assets, additional repayment may be required.</li> </ul>

\* Terms of 16 to 25 years for a total mortgage value of less than 2/3 of the market value



### Further information and an individual advisory service

Are you interested in taking out a Swiss Life mortgage? What type of mortgage would you be interested in? What is the cheapest way of repaying your mortgage? Your advisor would be happy to answer your questions – swiftly and with no obligation.



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