

Mortgages

# Mortgage Intermediary

Application Form

The  
Mortgage  
Store

Powered by

 Bank of Ireland

We're very happy that you're applying for a Mortgage with Bank of Ireland. If there's anything here that you're unsure about or if you have any questions, please ask. We will be with you every step of the way and will do everything we can to make your Mortgage experience as straightforward as possible.

Certain lending criteria apply to all types of Mortgage, and there are terms and conditions. You must be over 18 and security and insurance are required. We'll make sure all of this is clear to you up front.

## Mortgage Rate options:

You can choose a fixed or variable loan rate, or a combination of the two.

- ▶ **Variable:** This means your repayments are influenced by market interest rates which can go up or down during the life of your mortgage. A variable rate gives you the flexibility to make early repayments or lump sum repayments and so reduce the overall cost of your Mortgage.
- ▶ **Fixed:** A fixed rate Mortgage guarantees a specific rate for a period of your loan (for example for 1, 2, 3, 5 or even 10 years. This ensures your monthly repayments remain the same every month during the fixed rate period. There may be a charge if you change to another rate or pay off your loan early during a fixed rate period - see warning below. At the end of the fixed rate period you will move to a variable rate or you can opt for a new fixed rate for another period.
- ▶ **Split rate:** Splitting your mortgage rate gives you the security of a fixed rate on part of your loan amount with the benefits of a variable rate on the remainder. You can split your Mortgage whichever way you like, for example you can fix 20% and leave the rest variable, or split 50/50, 70/30, etc.

You can find more about our mortgage rates if you talk to your broker

## Mortgage Language made simple

**Annual Percentage Rate of Charge (APRC):** The APRC is a calculation of the overall cost of a loan expressed as an annual rate. It takes into account all costs involved over the term of the loan, such as the interest rate, valuation fee and mortgage charge paid to the Property Registration Authority. We calculate it to a standard set out in consumer protection legislation.

**Annuity Mortgage:** This is the standard Mortgage type where part of the initial amount you borrow - the capital (see 'Capital' below) - is paid back every month along with interest. Once all the capital and interest is paid back the property is mortgage free.

**Arrears:** If you fall behind in your Mortgage repayments it means your Mortgage is in arrears. There may be additional charges associated with a Mortgage in arrears.

**Building Energy Rating (BER):** A BER is similar to the energy label for household appliances and tells you how energy efficient your new home will be. The label has a scale of A to G, with A-rated homes being the most energy efficient. A BER certificate is compulsory on homes being sold or rented.

**Buy to Let:** This is a Mortgage to purchase a property for investment purposes (usually where you want to let or rent it to a tenant). Terms of up to 30 years are available for Buy to Let mortgages.

**Capital:** This is the original amount of money you borrow.

**Contract / Contract for Sale:** A contract is a legal agreement between two or more people. When you wish to buy a

house, you first sign a Contract for Sale with the seller. The Contract for Sale should be in the form approved by the Law Society (the professional body for solicitors) and your solicitor will guide you on it. The Contract for Sale will set out the steps that need to be taken before you sign the Deed (see 'Deed' below). Usually, you pay a deposit when signing the Contract for Sale (see 'Deposit' below).

**Conveyancing:** This is the legal process that includes researching, documenting and transferring ownership of a property. It also involves filing records in state registries, such as the Property Registration Authority (see 'Property Registration Authority' below) and paying government stamp duty on the sale. Generally, a solicitor must look after this.

**Deed:** A legal document in a special form. The document used to transfer ownership of a property must be in the form of a deed - it is signed by both the vendor and the purchaser as evidence of transferring ownership.

**Deposit:** A sum of money paid by the purchaser when an offer to purchase is made. Two deposits may be payable - the first is a refundable booking deposit. You normally have 21 days after paying this deposit, generally referred to as the 'cooling off' period, before signing the Contract for Sale. On signing the contract, a deposit is paid to secure the property purchase. In general this deposit is nonrefundable.

**Drawdown:** Once all of the conditions of the Mortgage have been fulfilled to the satisfaction of the Bank and the contracts have been exchanged, the Bank will 'draw down' the loan funds and send them to your solicitor.

**Equity:** This is the difference between the value of your property and what you owe under your Mortgage loan (see 'Negative Equity' below).

**Equity Release:** If you have equity in your home, i.e. if the value of your home is greater than what you owe under your mortgage loan (see 'Mortgage' below), then you may be able to release some of this equity by taking out an Equity Release, that is an additional mortgage loan secured on the property. Equity Release could be an ideal option to fund significant expenses like home improvements, a garden makeover, even education expenses. Terms up to 35 years are available with an Equity Release mortgage.

This term can differ from your current mortgage term.

**First Time Buyer (FTB):** A first-time buyer is a person who has never before, either on his or her own or with others, purchased a house, a site to build a house or an apartment in Ireland or abroad. Terms of up to 35 years are available to first-time buyers. All applicants must be first-time buyers for the mortgage loan to be a first-time buyer mortgage loan.

**Foreign Currency Loan:** All our mortgage loans are in Euro. Your mortgage loan will be treated as a Foreign Currency Loan under EU consumer law if either (a) you intend to repay it from earnings in a currency other than Euro; or (b) if you live in an European Economic Area (EEA) Country that is outside of the Eurozone. For example, if you intend to repay your mortgage loan from earnings in sterling; or if you live in Norway (an EEA country outside the EU) or Poland (a country in the EU and EEA), your mortgage loan will be a foreign currency loan. When we lend a Foreign Currency Loan we add a special set of conditions to your Offer Letter and must give you extra information. These things are designed to help you limit the exchange rate risk to which you are exposed by borrowing a mortgage loan in Euro.

**Interest rate:** This is the cost to you of borrowing money. The rate is usually expressed as a percentage rate per annum (i.e. per year). Interest rates can be either fixed or variable.

**Loan to Value Ratio (LTV):** LTV is the amount that you are borrowing compared to the value of the property you are buying. For example, if you buy a property valued at €300,000 and borrow €240,000, your LTV is 80%.

**Mortgage:** A Deed you sign to create security over a house or land and sometimes over other types of property. For example, security in the form of a mortgage is usually given to a bank or building society to enable it to lend to a borrower to finance the purchase of a property. A loan secured by a mortgage can be called a mortgage loan.

**Mover:** If you already own a home (or have owned one before) and are moving to a new home you will be considered a Mover. You may be seeking a mortgage loan to allow you move home. Terms of up to 35 years are available to Movers.

**Negative Equity:** This is where the market value of your property is less than what you owe under your mortgage loan.

**Owner Occupier Mortgage:** A Mortgage given to a person(s) to purchase a house in which he or she intends to live.

**Redeemed / Redemption:** When a mortgage loan is fully repaid the mortgage is said to be "redeemed" and "redemption" of a mortgage is full repayment of the mortgage loan.

**Repayment:** The amount you agree to pay us each month on your mortgage loan.

**Searches:** Searches are carried out by your solicitor in the Tailte Éireann and other state registries to ensure that the person selling the property has a legal right to sell it and that there is nothing on the title (such as a mortgage from the seller to a bank) which would affect you (see 'Title' below). Your solicitor should also carry out searches to ensure any house or building has full planning permission.

**Stamp Duty:** A Government tax on the purchase of a property.

**Switcher:** Someone who moves a mortgage loan secured on a house from one financial institution to another without moving home. Terms of up to 35 years are available to Switchers.

**Tailte Éireann:** The state registry where dealings concerning land are filed (usually by solicitors) and registered.

**Tailte Éireann Fee:** A fee paid to Tailte Éireann to register you as the new owner of the property after you buy your home. This fee will be included in the legal costs charged by your solicitor.

**Term:** The term of the mortgage loan is the length of time over which you agree to pay off the loan. The longer the term the less you pay each month, but a longer term also means paying more interest over the duration of the loan.

**Title:** The right to ownership of property, especially land. Types of title include freehold (where the owner owns land outright) and leasehold (where the owner has a lease of the land).

**Underwriter:** A professional employed by lenders or insurers to assess the level of risk in providing lending / insurance cover.

**Valuation:** A report which describes a property and estimates its market value. It is prepared by a professional valuer. When we agree to lend a mortgage loan, we require such a report (called a Valuation Report). The valuer must be acceptable to the Bank. Remember: the Valuation Report is not a detailed structural survey or planning survey and we strongly recommend you have your own surveyor or valuer carry out a survey / valuation for your own peace of mind.

**Thank you for applying for a mortgage with Bank of Ireland.**

**Please read through this application form carefully and complete it in as much detail as possible. This will help us to respond to you without delay.**

### Completing this form

- ▶ Please complete this form in CAPITAL LETTERS using a ballpoint pen (blue or black ink)
- ▶ If purchasing jointly please provide details for each applicant. In this case 'I', 'me' and 'my' will refer to each applicant. If a question does not apply to you, enter N/A (not applicable).
- ▶ Take the time to read the Mortgage Information section on pages 1-2.

**If you have any questions or require any assistance please contact your Mortgage Credit Intermediary.**

This form is designed to be used for mortgages provided by **The Governor and Company of the Bank of Ireland** ("the Bank" or "Bank of Ireland"). The Mortgage Store – powered by Bank of Ireland is a trading name of the Governor and Company of the Bank of Ireland.

SECTION 1	
<b>1. Case Details</b>	
Number of applicants (please tick)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Main applicant first name:	<input type="text"/>
Main applicant surname:	<input type="text"/>
Mortgage type: residential	<input type="text"/>
Is this a purchase or a switcher?	<input type="text"/> <input type="text"/>
Service provided: Advised or non-advised	<input type="text"/> <input type="text"/>
<b>2. About the Mortgage</b>	
Property location:	<input type="text"/>
Application customer type: House hunter or property specific	<input type="text"/> <input type="text"/>
What is the purchase price of this property:	€ <input type="text"/>
Is the applicant purchasing at a concessionary price:	<input type="checkbox"/> Y <input type="checkbox"/> N
If yes - What is the true market value of the property:	€ <input type="text"/>
Please provide details of the concession:	<input type="text"/>
What is the estimated value of the Property:	€ <input type="text"/>
How much would the applicant like to borrow:	€ <input type="text"/>
Borrower segment:	<input type="checkbox"/> First time buyer <input type="checkbox"/> Switcher <input type="checkbox"/> Trade up <input type="checkbox"/> Trade down
Mortgage Purpose:	<input type="checkbox"/> Family Home <input type="checkbox"/> First time buyer <input type="checkbox"/> Mover <input type="checkbox"/> Mover trading up/down <input type="checkbox"/> Mover standard <input type="checkbox"/> Mover retainer <input type="checkbox"/> Family home switcher

3. Additional Borrowing	
Home improvements: Please provide details:  School fees: Please provide details:   Repay loans, Credit/Store cards or overdrafts: Please provide details:   Cost fees in connection with this loan Please provide details:   Other: Please provide details:	<div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
4. Product	
Product type: Product name: Product Loan Amount: € How long would the applicant like to borrow for: Repayment type: Repayment Are you looking to avail of a Help to Buy scheme: Where will the money for the applicants deposit come from? Deposit amount: Please provide details:  Liability for Gift or Inheritance tax: No of repayments per year: Estimate completion date	Product type: Product name: Product Loan Amount: € <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 60px;"></div> Years <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 60px;"></div> Months <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b> <input type="checkbox"/> <b>10</b> <input type="checkbox"/> <b>11</b> <input type="checkbox"/> <b>12</b> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> / <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> / <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px;"></div>
5. Fees	
Broker fee at completion: Stamp Duty: Legal fees:	<div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; padding: 2px;">€</div> <div style="border: 1px solid black; padding: 2px;">€</div>

### SECTION 2

#### 1. Applicant Details

##### Applicant 1

Customer type:  First time buyer  
 An owner moving house  
 Purchasing another property

Title:

First Name:

Middle Name:

Surname:

Has the applicant ever had a different Surname?  Y  N

Most recently used different Surname:

Gender:  M  F  NB

Marital status: (please tick)

Single  Cohabitant  Separated

Married/Civil Partner  Divorced

Widowed/Surviving Civil Partner  Dissolved Civil Partnership

Are the applicants married to each other?  Y  N

Have you ever been divorced?  Y  N

Date of Birth:   /   /

Country of Birth:

Nationality:

Resident in Republic of Ireland:  Y  N

How many years have you been resident in Ireland?

Have you applied for a mortgage before with Bank of Ireland:  Y  N

Application outcome:

PPS Number:

Home telephone number:

Work telephone number:

Mobile telephone number:

Monthly savings amount: €

Total savings amount: €

Existing Bank of Ireland current or savings account holder:  Y  N

##### Applicant 2

Customer type:  First time buyer  
 An owner moving house  
 Purchasing another property

Title:

First Name:

Middle Name:

Surname:

Has the applicant ever had a different Surname?  Y  N

Most recently used different Surname:

Gender:  M  F  NB

Marital status: (please tick)

Single  Cohabitant  Separated

Married/Civil Partner  Divorced

Widowed/Surviving Civil Partner  Dissolved Civil Partnership

Are the applicants married to each other?  Y  N

Have you ever been divorced?  Y  N

Date of Birth:   /   /

Country of Birth:

Nationality:

Resident in Republic of Ireland:  Y  N

How many years have you been resident in Ireland?

Have you applied for a mortgage before with Bank of Ireland:  Y  N

Application outcome:

PPS Number:

Home telephone number:

Work telephone number:

Mobile telephone number:

Monthly savings amount: €

Total savings amount: €

Existing Bank of Ireland current or savings account holder:  Y  N

<p><i>If yes to above</i></p> <p>Account number: <input type="text"/></p> <p>NSC: <input type="text"/></p> <p>Bank address: <input type="text"/> <input type="text"/></p> <p>Account name: <input type="text"/> (Current or savings)</p> <p>Balance of account: € <input type="text"/></p> <p>Asset type: <input type="text"/></p> <p>Please provide details: <input type="text"/></p> <p>Description/Institution of assets held: <input type="text"/></p> <p>Value of assets: € <input type="text"/></p> <p>What is the applicant's age at the end of the mortgage term? <input type="text"/></p> <p>Visa requirements: <input type="text"/></p> <p>Visa details: <input type="text"/></p>	<p><i>If yes to above</i></p> <p>Account number: <input type="text"/></p> <p>NSC: <input type="text"/></p> <p>Bank address: <input type="text"/> <input type="text"/></p> <p>Account name: <input type="text"/> (Current or savings)</p> <p>Balance of account: € <input type="text"/></p> <p>Asset type: <input type="text"/></p> <p>Please provide details: <input type="text"/></p> <p>Description/Institution of assets held: <input type="text"/></p> <p>Value of assets: € <input type="text"/></p> <p>What is the applicant's age at the end of the mortgage term? <input type="text"/></p> <p>Visa requirements: <input type="text"/></p> <p>Visa details: <input type="text"/></p>
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## 2. Applicant address details

<p><b>Applicant 1</b></p> <p>Country: <input type="text"/></p> <p>Postcode/Eircode: <input type="text"/></p> <p>Line 1: <input type="text"/></p> <p>Line 2: <input type="text"/></p> <p>Line 3: <input type="text"/></p> <p>County: <input type="text"/></p> <p>How long has the applicant lived there:</p> <p>Years <input type="text"/> Months <input type="text"/></p> <p>Residential status: (please tick)</p> <p><input type="checkbox"/> Own this property    <input type="checkbox"/> Rent from local authority</p> <p><input type="checkbox"/> Rent property privately    <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Live with family</p> <p><input type="checkbox"/> Live with friends</p>	<p><b>Applicant 2</b></p> <p>Country: <input type="text"/></p> <p>Postcode/Eircode: <input type="text"/></p> <p>Line 1: <input type="text"/></p> <p>Line 2: <input type="text"/></p> <p>Line 3: <input type="text"/></p> <p>County: <input type="text"/></p> <p>How long has the applicant lived there:</p> <p>Years <input type="text"/> Months <input type="text"/></p> <p>Residential status: (please tick)</p> <p><input type="checkbox"/> Own this property    <input type="checkbox"/> Rent from local authority</p> <p><input type="checkbox"/> Rent property privately    <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Live with family</p> <p><input type="checkbox"/> Live with friends</p>
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***If rent property privately:***

Do you share accommodation:  Y  N

Please provide details:

Current monthly rental payment: €

***If the Customer has lived in this property for less than 3 years please provide their previous address:***

Country:

Postcode/Eircode:

Line 1:

Line 2:

Line 3:

County:

How long has the applicant lived there:

Years  Months

Residential status: (please tick)

- Own this property  Rent from local authority  
 Rent property privately  Other  
 Live with family  
 Live with friends

Please provide details:

***If rent property privately:***

Do you share accommodation:  Y  N

Please provide details:

Current monthly rental payment: €

***If the Customer has lived in this property for less than 3 years please provide their previous address:***

Country:

Postcode/Eircode:

Line 1:

Line 2:

Line 3:

County:

How long has the applicant lived there:

Years  Months

Residential status: (please tick)

- Own this property  Rent from local authority  
 Rent property privately  Other  
 Live with family  
 Live with friends

Please provide details:

### 3. Applicant Income

#### Applicant 1

Employment Status

Type of Employment:

Name of Employer:

What is the applicant's current job title?

What is the nature of the business?

#### Applicant 2

Employment Status

Type of Employment:

Name of Employer:

What is the applicant's current job title?

What is the nature of the business?

Does the applicant own 25% or more of the shares in their employers business?  Y  N

Currency salary paid:(€, £, \$ etc)

Occupation type:

DOE occupation type:

Professional applicant:  
(if yes, please state what profession)

State employee:  
(if yes, please state what profession)

How long has the applicant worked for this employer?

If less than 3 years please provide details of all employment in the last 3 years:

Outline all the sources that have added to the applicants wealth:

Does any of the applicant's total income or funds come from outside the ROI/EU?  Y  N

If yes what is the amount as a % of the applicant's total income:  %

What countries outside ROI/EU does the applicant get money from?

Does the applicant own 25% or more of the shares in their employers business?  Y  N

Currency salary paid:(€, £, \$ etc)

Occupation type:

DOE occupation type:

Professional applicant:  
(if yes, please state what profession)

State employee:  
(if yes, please state what profession)

How long has the applicant worked for this employer?

If less than 3 years please provide details of all employment in the last 3 years:

Outline all the sources that have added to the applicants wealth:

Does any of the applicant's total income or funds come from outside the ROI/EU?  Y  N

If yes what is the amount as a % of the applicant's total income:  %

What countries outside ROI/EU does the applicant get money from?

### 4. Employer Address

#### Applicant 1

Country:

Postcode:

Line1:

Line 2:

Line 3:

County:

Is the HR department at a different address?  Y  N

If Yes - Country:

#### Applicant 2

Country:

Postcode:

Line1:

Line 2:

Line 3:

County:

Is the HR department at a different address?  Y  N

If Yes - Country:

Postcode:	<input type="text"/>	Postcode:	<input type="text"/>
Line 1:	<input type="text"/>	Line 1:	<input type="text"/>
Line 2:	<input type="text"/>	Line 2:	<input type="text"/>
Line 3:	<input type="text"/>	Line 3:	<input type="text"/>
County:	<input type="text"/>	County:	<input type="text"/>
Applicant's current basic salary?	€ <input type="text"/>	Applicant's current basic salary?	€ <input type="text"/>
Other regular income:	€ <input type="text"/>	Other regular income:	€ <input type="text"/>
Source of other regular income:	<input type="text"/>	Source of other regular income:	<input type="text"/>
Is the income you are declaring in support of your application contracted and paid in EUR?	<input type="checkbox"/> Y <input type="checkbox"/> N	Is the income you are declaring in support of your application contracted and paid in EUR?	<input type="checkbox"/> Y <input type="checkbox"/> N
Car shift allowance:	€ <input type="text"/>	Car shift allowance:	€ <input type="text"/>
Overtime:	€ <input type="text"/>	Overtime:	€ <input type="text"/>
Overtime type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular	Overtime type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular
Bonus:	€ <input type="text"/>	Bonus:	€ <input type="text"/>
Bonus type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular	Bonus type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular
Commission	€ <input type="text"/>	Commission	€ <input type="text"/>
Commission type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular	Commission type:	<input type="checkbox"/> Guaranteed <input type="checkbox"/> Regular <input type="checkbox"/> Irregular
Last Employment Detail Summary from Revenue.ie figure:	<input type="text"/>	Last Employment Detail Summary from Revenue.ie figure:	<input type="text"/>
P60/Employment Detail Summary Previous year:	<input type="text"/>	P60/Employment Detail Summary Previous year:	<input type="text"/>
P60/Employment Detail Summary – 3 years ago:	<input type="text"/>	P60/Employment Detail Summary – 3 years ago:	<input type="text"/>
Explanation for P60/Employment Detail Summary salary difference:	<input type="text"/>	Explanation for P60/Employment Detail Summary salary difference:	<input type="text"/>
Does the applicant have a second source of income?	<input type="checkbox"/> Y <input type="checkbox"/> N	Does the applicant have a second source of income?	<input type="checkbox"/> Y <input type="checkbox"/> N

*If the customer is self employed please fill this section*

Employment status:

Name of business:

What is the applicant's current job title?

What is the nature of the business:

Type of company:  LTD Company  
 Partnership  
 Sole Trader

Date established:   /   /

Currency salary paid: (€, £, \$ etc)

Occupation type:

DOE occupation type:

How long has the applicant owned this business?

Select all the sources that have added to the applicant's wealth:

Does any of the applicant's total income or funds come from outside the ROI/EU?  Y  N

*If yes what is the amount as a % of the applicant's total income:*  %

What countries outside ROI/EU does the applicant get money from?

*If the customer is self employed please fill this section*

Employment status:

Name of business:

What is the applicant's current job title?

What is the nature of the business:

Type of company:  LTD Company  
 Partnership  
 Sole Trader

Date established:   /   /

Currency salary paid: (€, £, \$ etc)

Occupation type:

DOE occupation type:

How long has the applicant owned this business?

Select all the sources that have added to the applicant's wealth:

Does any of the applicant's total income or funds come from outside the ROI/EU?  Y  N

*If yes what is the amount as a % of the applicant's total income:*  %

What countries outside ROI/EU does the applicant get money from?

### 5. Business Address

#### Applicant 1

Country:

Postcode:

Line1

Line 2

#### Applicant 2

Country:

Postcode:

Line1

Line 2

<p>Line 3: <input style="width: 100%;" type="text"/></p> <p>County: <input style="width: 100%;" type="text"/></p> <p>Has the applicant been trading for the last 3 years and do they have the last 2 years' accounts? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Financial year ending (latest year): <input style="width: 100%;" type="text"/></p> <p>Gross taxable income earned for the year? € <input style="width: 100%;" type="text"/></p> <p>Financial year ending (Previous year) € <input style="width: 100%;" type="text"/></p> <p>Gross taxable income earned for the year? € <input style="width: 100%;" type="text"/></p> <p>Self employed income used to assess the applicant's ability to repay the mortgage: € <input style="width: 100%;" type="text"/></p> <p>Does the applicant have an accountant? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Accountant name: <input style="width: 100%;" type="text"/></p> <p>Accountant address: <input style="width: 100%;" type="text"/></p> <p>Country: <input style="width: 100%;" type="text"/></p> <p>Postcode: <input style="width: 100%;" type="text"/></p> <p>Line 1: <input style="width: 100%;" type="text"/></p> <p>Line 2: <input style="width: 100%;" type="text"/></p> <p>Line 3: <input style="width: 100%;" type="text"/></p> <p>County: <input style="width: 100%;" type="text"/></p> <p>Telephone number: <input style="width: 100%;" type="text"/></p> <p>Fax number: <input style="width: 100%;" type="text"/></p> <p>Accountant qualification:</p> <p><input type="checkbox"/> Chartered <input type="checkbox"/> CIMA</p> <p><input type="checkbox"/> Certified <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Institution of Taxation</p> <p>Does the applicant have any other regular income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p><i>If yes please outline the source of the additional income:</i></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>Line 3: <input style="width: 100%;" type="text"/></p> <p>County: <input style="width: 100%;" type="text"/></p> <p>Has the applicant been trading for the last 3 years and do they have the last 2 years' accounts? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Financial year ending (latest year): <input style="width: 100%;" type="text"/></p> <p>Gross taxable income earned for the year? € <input style="width: 100%;" type="text"/></p> <p>Financial year ending (Previous year) € <input style="width: 100%;" type="text"/></p> <p>Gross taxable income earned for the year? € <input style="width: 100%;" type="text"/></p> <p>Self employed income used to assess the applicant's ability to repay the mortgage: € <input style="width: 100%;" type="text"/></p> <p>Does the applicant have an accountant? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Accountant name: <input style="width: 100%;" type="text"/></p> <p>Accountant address: <input style="width: 100%;" type="text"/></p> <p>Country: <input style="width: 100%;" type="text"/></p> <p>Postcode: <input style="width: 100%;" type="text"/></p> <p>Line 1: <input style="width: 100%;" type="text"/></p> <p>Line 2: <input style="width: 100%;" type="text"/></p> <p>Line 3: <input style="width: 100%;" type="text"/></p> <p>County: <input style="width: 100%;" type="text"/></p> <p>Telephone number: <input style="width: 100%;" type="text"/></p> <p>Fax number: <input style="width: 100%;" type="text"/></p> <p>Accountant qualification:</p> <p><input type="checkbox"/> Chartered <input type="checkbox"/> CIMA</p> <p><input type="checkbox"/> Certified <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Institution of Taxation</p> <p>Does the applicant have any other regular income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p><i>If yes please outline the source of the additional income:</i></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>
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<p>Is the applicants income they are declaring in support of their application paid in EU? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>How many companies do you hold directorship for? <input type="text"/></p>		<p>Is the applicants income they are declaring in support of their application paid in EU? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>How many companies do you hold directorship for? <input type="text"/></p>	
<p>Company name: <input type="text"/></p> <p>% shareholding: <input type="text"/> %</p> <p>Is it generating income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Any additional details? <input type="text"/></p>	<p>Company name: <input type="text"/></p> <p>% shareholding: <input type="text"/> %</p> <p>Is it generating income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Any additional details? <input type="text"/></p>	<p>Company name: <input type="text"/></p> <p>% shareholding: <input type="text"/> %</p> <p>Is it generating income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Any additional details? <input type="text"/></p>	<p>Company name: <input type="text"/></p> <p>% shareholding: <input type="text"/> %</p> <p>Is it generating income? <input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b></p> <p>Any additional details? <input type="text"/></p>

### SECTION 3

#### 1. Outgoings

##### (a) Personal borrowing commitments

1st or 2nd or both applicants	No. of adults and/or children financially dependent on any applicant:	Age of financial dependent	The applicant has no outgoing (tick box)	Type of Outgoing	Amount per month	Name of lender/institution	Balance currently outstanding	Please provide details

##### (b) Credit Cards (please provide information as at date of your Mortgage application)

1st or 2nd or both applicants	Card type	Credit card provider	Credit limit	Credit card balance

##### Existing mortgage(s) on property/properties held

If the customer has existing mortgage please fill out this section:

	Property 1			Property 2			Property 3		
Monthly payment amount:	€			€			€		
Is this mortgage held on your current property address?		Y	N		Y	N		Y	N
Institution:									
Balance currently outstanding:	€			€			€		
Mortgage account NSC:									
Account number:									
Branch name:									
Original drawdown date:									
Number of repayments remaining:									
Rate type:	Fixed	Variable	Tracker	Fixed	Variable	Tracker	Fixed	Variable	Tracker
Current interest rate:	%			%			%		

Is the property to be sold prior to drawdown?	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Interest only:	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Refinance:	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Will this be repaid by the time the mortgage commences?	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Which applicant does this outgoing apply to?	<input type="text"/>	<input type="text"/>	<input type="text"/>
Have you had any outgoings in the last 3 months that are now completed?	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Please provide details of this outgoing:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Amount per month:	€ <input type="text"/>	€ <input type="text"/>	€ <input type="text"/>

### Investment Properties:

*If the customer has investment properties please fill out this section:*

	Property 1	Property 2	Property 3
How many people have interest in the property?	<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of party 1	<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of party 2	<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of party 3	<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of party 4	<input type="text"/>	<input type="text"/>	<input type="text"/>
Investment property type:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Current interest rate – Investment property:	<input type="text"/> %	<input type="text"/> %	<input type="text"/> %
Is there a mortgage on this property?	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
Institution where mortgage is held:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Account number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outstanding mortgage balance:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Original mortgage drawdown date:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Estimated monthly rental income:	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Investment Property Address</b>			
Country	<input type="text"/>	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>	<input type="text"/>

# Mortgages

## Application Form

(Please complete in **BLOCK CAPITALS**)

# The Mortgage Store

Powered by  Bank of Ireland

Address line 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Address line 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Address line 3:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Investment property applies to applicant:	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>

**SECTION 4**

**1. Declarations**

**Applicant 1**

Has the applicant ever been in arrears with their rent, mortgage payments or any other loans? **Y**  **N**

If yes please provide details:

Has the applicant ever had any credit bureau issues in the past 5 years? **Y**  **N**

If yes please provide details:

Has the applicant ever had a credit card facility revoked? **Y**  **N**

If yes please provide details:

Has the applicant ever had to revise terms/restructure any of their current or previous loan commitments? **Y**  **N**

If yes please provide details:

**Applicant 2**

Has the applicant ever been in arrears with their rent, mortgage payments or any other loans? **Y**  **N**

If yes please provide details:

Has the applicant ever had any credit bureau issues in the past 5 years? **Y**  **N**

If yes please provide details:

Has the applicant ever had a credit card facility revoked? **Y**  **N**

If yes please provide details:

Has the applicant ever had to revise terms/restructure any of their current or previous loan commitments? **Y**  **N**

If yes please provide details:

**1(a) Property details**

Postcode:

Line 1:

Line 2:

Line 3:

County:

Local authority:

Online link to the property:

If Switching – Purchase date of the property the customer is switching:

Original price paid for the property:

What type of property is it?

Property build type:

Further details:

### 1(b) Property details

*If property build type is Self-Build, please fill out this section*

Are you planning to carry out structural or cosmetic work as a part of this purchase: Y  N

Property registered under the home bond or other builders guarantee scheme: Y  N

Building or renovating this property: Y  N

*If yes: Property being built by way of:*

Direct labour  Fixed contract

Cost per square foot: €

Is planning permission required? Y  N

Planning permission reference:

Comment on compliance of existing structure, is the original architect/engineer still on site: Y  N

How was the site acquired:

Gifted/Inherited  Already owned

To be purchased

Value of site: €

Original cost of site: €

Current value of site: €

Source of funding:

Full costing received: €

Are stage payments required?

Do you want to avail of 9 months interest only scheme: Y  N

Vacant possession: Y  N

*If No then please explain possession:*

What is the Tenure:

Freehold  Absolute ownership

Leasehold  Common hold

If leasehold how many years are remaining on the lease:

Number of bedrooms:

Will the property or any part of it be used for business purposes: Y  N

*If yes please provide details:*

Newly constructed property: Y  N

Year property constructed:

### 1(c) Type of mortgage required

Please tick

Repayment

Term in Years\*

\*Minimum term 5 years  
Maximum terms - 35 years for First Time Buyers, Movers, Switchers and Equity Release;  
Up to 30 years for Buy to Let.

Fixed  Variable  Split

Details of the split:

**Please note: Payment will be monthly by Direct Debit**

## 2. Legal Services

Solicitor advised: Y  N

*If Yes*

Name of solicitor firm:

Solicitor country:

Postcode:

Line 1:

Line 2:

Line 3:

County:

Telephone number:

Name of acting individual:

Email address:

Panel solicitor fax:

## 3. Declarations, Authorisations and Consents

Name of first applicant:

Name of second applicant:

Loan amount: €

Application number:

Please read carefully before signing this form.

In this consent: -

“Bank of Ireland Group” means the Bank of Ireland and all its present and future subsidiaries, “contracted agents” means entities which have contracted with the Bank of Ireland Group to assist in the conduct of its business or in providing services to me,

“I”, “me”, “my” is a reference to each of us where more than one of us has signed this form, and

“personal details” means information concerning me which Bank of Ireland Group holds. It includes information given by me or others, verbally or in writing, information contained in application forms and records of my transactions with the Bank of Ireland Group.

### Consent under Consumer Credit Act 1995

I give my consent to Bank of Ireland contacting me on this application and contacting me at my place of employment or business (we need these consents under consumer law).

First applicant

Second applicant:

Sign here 

Sign here 

## Marketing Preferences

If you are an existing Bank of Ireland Group customer we will continue to respect your marketing preferences with us.

If for any reason you do not want to be contacted for marketing purposes by us please contact us on 01 688 3674.

If you are not already a Bank of Ireland Group customer we will not contact you for marketing purposes unless you tell us you would like to be contacted. You can let us know this by contacting us on 01 688 3674.

## Declarations, Authorisations and Consents

1. I apply to the Bank of Ireland Group for a mortgage loan and declare that the information in this application and personal details given and documentation furnished by me is true and correct, to the best of my knowledge, information and belief.
2. I declare that I have never been insolvent and have never made arrangements with creditors and have never been involved in any court proceedings for debt.
3. I authorise the Bank of Ireland Group to make all reasonable enquiries of my accountant, solicitor, mortgage lender, broker and/or any other person, in connection with and arising from my application and any aspect thereof.
4. I hereby consent for the purposes of the Consumer Credit Act 1995 to the Bank being able to contact my employer for income verification purposes
5. I understand that – unless the Bank has told me differently – the provision of my personal details by me to the Bank for the purposes of this application is a contractual requirement and/or necessary for the Bank to comply with its legal obligations.
6. By signing this form, I acknowledge that I have read Bank of Ireland's Data Privacy Summary provided with this Agreement.
7. Please note that more detailed information is available in the full Bank of Ireland Data Privacy Notice which is available on request or at [bankofireland.com/privacy](http://bankofireland.com/privacy)
8. This notice is a guide to how the Bank of Ireland Group processes personal data
9. I declare that where the security for this mortgage loan application is a holiday home, it is for my personal use and no rental income will be derived from it.
10. I declare that I have read and understand the Legal notices and Fees and Costs set out below.

First applicant

Second applicant

Lending criteria and terms and conditions apply. Security and insurance required.  
Bank of Ireland trading as The Mortgage Store - powered by Bank of Ireland is regulated by the Central Bank of Ireland.

## 4. Fees and Costs

### Valuation

The Bank requires that you arrange a valuation of the property (or properties) offered as security, carried out by a valuer acceptable to the Bank. You will need to pay the valuation fee direct to the valuer. You need to agree that fee with the valuer (you should expect to pay a fee of €150 to €250 plus VAT but this can vary). If we withdraw the loan offer we may refund this fee. No responsibility is implied or accepted or warranty given by the Bank for the value or condition of the property as outlined in the valuation. The valuation report will remain the property of the Bank and you are entitled to your own copy of the report.

### Arrears - Interest Surcharge

If you do not pay us a repayment installment or other sum of money by the date you are due to pay it, we may charge you a default interest rate of 0.5% per month or part of a month (which is 6% per year) on the unpaid sum. This default interest is added to normal interest.

We do not charge borrowers default interest when they are in a Mortgage Arrears Resolution Process under the Central Bank's Consumer Protection Code/Code of Conduct on Mortgage Arrears (the Code)\* and are co-operating reasonably and honestly with us.

\*From 24 March 2026 the Code of Conduct on Mortgage Arrears will be part of the Consumer Protection Code 2025. See [www.centralbank.ie](http://www.centralbank.ie) for details.

### Legal Fees

You will need to pay legal fees to your own solicitor, which you need to agree with him or her as part of your own arrangement. This does not include costs associated with the Bank's legal investigation of title for the purpose of the Mortgage.

Accountable trust receipt: €63. You will need to pay this fee to the Bank where your solicitor requests the Title Deeds from the Bank on your behalf.

Security Perfection Fee for Equity Release: €600. This fee covers the Bank's legal expenses where the Bank agrees to handle an Equity Release loan without the need for a customer to engage his/her own solicitor.

The following additional costs will be payable by the borrower for **(i) buy to let properties and (ii) principal dwelling housing where the loan amount is €1.5 million or over.**

1. The borrower must reimburse the Bank for the legal costs incurred by the Lender in effecting the Lender's Security and related tasks (excluding costs associated with the Bank's legal investigation of title for the purpose of the mortgage);

2. The outlay and fees payable to state agencies for the registration of the Lender's Security, which must be remitted to the borrower's solicitor.
3. The Lender's legal costs to be reimbursed by the borrower are the following:
  - a) the Lender's solicitor's professional fee of €950 plus Value Added Tax per property
  - b) Outlay and fees payable to state agencies for the registration of the Lender's Security which shall not exceed €350 per property.

The Lender's legal costs, once paid by the borrower, are not refundable. Typically these must be paid at the closing of the transaction.

You may be liable for legal, valuation and other costs incurred in perfecting the security or any other requirements even if the Mortgage loan is not advanced.

## 5. Important information and warnings

**Letter of Offer:** Once your application is approved, a Letter of Offer detailing your Mortgage offer from the Bank is issued to you and to your solicitor. It will include the Interest Rate, how you are to repay your loan and the duration ('Term') of the mortgage loan. Full Terms and Conditions are included.

It must be signed and returned to the Bank within 30 days of the date of the Offer Letter to remain valid.

### LEGAL NOTICES

We have a legal duty to include the notices below. They contain important and useful information. Please take the time to read them.

### **WARNING YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.**

If your Mortgage is ever on a variable rate:

### **THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.**

### Repaying your Mortgage early

If you repay your Mortgage early when you are on a variable rate of interest, we charge no redemption fee.

If you repay your Mortgage early when you are on a fixed rate of interest, or change to another rate within your fixed rate period, you may have to pay an additional funding fee. This funding fee is compensation for the additional interest expense that the Bank may incur as a result of a customer breaking their fixed rate contract. If there is no additional interest expense incurred by the Bank no compensation will be required.

**This is how the funding fee compensation is calculated – it is equal to "C" where:  $C = A \times (R\% - R1\%) \times D \div 365$ , and**

"A" = the amount repaid early (or the amount which is changed from the fixed rate to a new rate) averaged from the date of early repayment (or rate change) to the end of the fixed rate period to allow for scheduled repayments (if there are any) and interest charges.

"R%" = the annual percentage interest rate which was the cost to us of funding an amount equal to "A" for the originally intended fixed rate period.

"R1%" = the annual percentage interest rate available to us for a deposit of an amount equal to "A" for a period equal to "D".  
"D" = the number of days from the date of early repayment (or rate change) to the end of the fixed period.

Here is a worked example:- "Amount" = €250,000, "R" = 5 %, "R1" = 3%,

"D" = 2 years or 730 days

$$C = 250,000 \times (5\% - 3\%) \times 730 \div 365$$

$$\text{So, } C = 250,000 \times 2\% \times 730 \div 365$$

$$C = \text{€}10,000$$

If you owe us compensation (the amount equal to "C"), we will add the amount to your mortgage loan account on the day after the fixed rate ends early for any of the reasons set out above. This means that interest will be applied to it at the same rate that applies to your mortgage loan. If you wish to pay the compensation amount, you can do so at any time by calling the Bank on 01 611 3333, Mon to Fri 9am-5pm, and arranging to pay the amount equal to "C".

**Notice: Under the Credit Reporting Act 2013 lenders are required to provide personal and credit information for credit applications and credit agreements of €500 and above to the Central Credit Register. This information will be held on the Central Credit Register and may be used by other lenders when making decisions on your credit applications and credit agreements.**

You are entitled to:

- ▶ get a copy of your credit record from the Central Bank (you can order one free copy per year).
- ▶ correct any errors on your credit record.
- ▶ tell the Central Bank if you suspect you may have been impersonated
- ▶ ask the Central Bank to add a short explanation written by you to your credit record.

To learn more about the register, and your rights and duties under the Credit Reporting Act 2013, please see [centralcreditregister.ie](http://centralcreditregister.ie)

# Mortgage Application

## Information about your Distance Mortgage Contract

### About Us

The lender is The Mortgage Store - Powered by Bank of Ireland (the "Bank"). The principal business of the Bank is the provision of housing loans to Borrowers.

The Bank's registered office is at: 2 College Green, Dublin, D02 VR66. If you wish to contact the Bank in connection with the housing loan (the "Loan), please write to Customer Relationship Unit, Bank of Ireland Mortgages, PO Box 13298, Dublin 18.

Telephone +353 (0)1 2500385.

The registered number of Bank of Ireland in the Companies' Office is 593672 and the Bank's VAT Number is IE8442002P.

Bank of Ireland trading as the Mortgage Store - Powered by Bank of Ireland is regulated by the Central Bank of Ireland.

### Description of Financial Service

The service being supplied by the Bank is a housing loan to be secured on the property(ies) as set out in the housing loan Letter of Offer. The Bank requires a first legal mortgage or charge on the property which is used to secure the Loan. The duration of the Loan, the interest rate applicable to the Loan, the APR and the special and general conditions attaching to the Loan are all set out in the housing loan Letter of Offer to the Borrower.

### Fees and Charges

The total cost of the credit to the Borrower is set out on the Letter of Offer under "Statutory Loan Details". The Bank will require the Borrower to effect a property insurance policy to keep the property insured against fire and usual risks and to pay all premia in respect of the property policy. The Bank may also require the Borrower to effect a mortgage protection policy for the term of the Loan to repay the Loan in full in the event that the Borrower dies before the Loan is paid off. All premia in respect of the mortgage protection policy must be paid by the Borrower

The Bank requires that a valuation be carried out by a valuer acceptable to the Bank and the appropriate fee must be paid directly by the Borrower to the Valuer. The Bank may require a structural survey to be carried out by a suitably qualified architect or engineer depending on the age and condition of the property and the Borrower must pay the fee for the structural report.

Legal fees (excluding the costs associated with the Bank's legal investigation of title for the purposes of the Loan) are payable by the Borrower to his or her Solicitor. The amount will depend on the arrangement between the parties. Where security is perfected in-house by the Bank the security perfection fee is as set out in the Special Conditions on the Letter of Offer.

Other fees, charges and taxes not imposed by the Bank e.g. government stamp duty and registration fees may be payable by the Borrower. The information contained in the Borrower's Letter of Offer is valid for a period of 6 months from the date of the Letter of Offer. The Bank may at its discretion extend this period.

Legal fees are payable by the Borrower to his or her solicitor. The amount will depend upon the arrangements between the parties. The following additional costs will be payable by the Borrower:

1. The Borrower must reimburse the Bank for the legal costs incurred by the Lender in effecting the Lender's Security and related tasks (excluding costs associated with the Bank's legal investigation of title for the purpose of the mortgage);
2. The outlay and fees payable to state agencies for the registration of the Lender's Security, which must be remitted to the borrower's solicitor.

The Lender's legal costs (including VAT) to be reimbursed by the Borrower and the Outlay and fees payable to state agencies for the registration of the Lender's Security are stated in the Special Conditions on the Letter of Offer. The annual percentage rate of change (APR) quoted in Part 1 on the Offer Letter has been calculated to include the Lender's Legal costs.

The Lender's legal costs, once paid by the Borrower, are not refundable. Typically, these must be paid at closing of the transaction.

Fees may also apply for the non-standard services – e.g. duplicate statements.

Interest rates and charges relating to the Loan are set out in the general and special conditions of the enclosed Letter of Offer. The actual interest rate applicable to the Loan is set out in the Letter of Offer and may be subject to change in accordance with the terms of the Letter of Offer. The loan must be repaid in accordance with the general and special conditions of the accompanying Letter of Offer.

Any sum not paid by its due date is subject to an additional interest charge at the rate of 0.5% per month or part of month (i.e. 6.00% per annum) subject to a minimum of €2.54 per month from the due date until payment. This additional interest charge is intended to cover the Bank's increased administration and related charges due to the Borrower's default. Full details of this charge are set out in the accompanying Letter of Offer. If the Loan is at any time at a variable rate the payment rates may be adjusted by Bank from time to time.

# Mortgage Application

## Information about your Distance Mortgage Contract

### Your right to cancel

In accordance with Regulation 12 (d) of the European Communities (Distance Marketing of Consumer Financial Services) Regulations 2004 the Borrower does not have the option to cancel the Loan. In the case of a variable rate loan, the Loan can be redeemed in full at any time without the payment of a funding fee by lodging the funds to the Borrower's mortgage account. In the case of a fixed rate loan, in the event of early repayment of the Loan in whole or in part for any reason, or conversion to a variable interest rate, or other fixed rate within the initial fixed rate period or any further or subsequent fixed rate period, the Borrower will be liable to pay a sum to be calculated in accordance with the following formula.

The sum will be equal to "C" where:

$$C = \frac{A \times (R\% - R1\%) \times D}{365}$$

and

- "A" = the amount repaid early (or the amount which is changed from the fixed rate to a new rate) averaged from the date of early repayment (or rate change) to the end of the fixed rate period to allow for scheduled repayments (if there are any) and interest charges.
- "R%" = the annual percentage interest rate which was the cost to us of funding an amount equal to "A" for the originally intended fixed rate period.
- "R1%" = the annual percentage interest rate available to us for a deposit of an amount equal to "A" for a period equal to "D".
- "D" = the number of days from the date of early repayment (or rate change) to the end of the fixed period.

If "C" is zero or a negative number, no amount is to be paid by you or us.

Here is a worked example:-

Let us assume you wish to repay €100,000 on a fixed rate before the fixed rate period ends.

- "A" = €100,000
- "R%" = 5%
- "R1%" = 3%
- "D" = 2 years or 730 days.

$$C = \frac{100,000 \times (5\% - 3\%) \times 730}{365}$$

So,

$$C = \frac{100,000 \times 2\% \times 730}{365}$$

C = €4,000

If you owe us compensation (the amount equal to "C"), we will add the amount to your mortgage loan account on the day after the fixed rate ends early for any of the reasons set out above. This means that interest will be applied to it at the same rate that applies to your mortgage loan. If you wish to pay the compensation amount, you can do so at any time by calling the Bank on 01 611 3333, Mon to Fri 9am-5pm, and arranging to pay the amount equal to "C".

The Bank has the right to call for early repayment of a mortgage loan where a borrower does not make all payments due in full and on time or otherwise breaches the mortgage loan contract.

### Governing law and language

The Loan will be governed by and construed in accordance with the laws of Ireland, and the courts of Ireland shall have exclusive jurisdiction to resolve any disputes in connection with the Loan. The English language will be used for the purpose of interpreting the Letter of Offer and for all communication in connection with the Letter of Offer and the Loan in general.

### Making a complaint

If you have any complaint in relation to the product or service being provided please write to the Mortgage Accounts Administration Unit, Bank of Ireland Mortgages, PO Box 13298, Dublin 18, or alternatively you can contact the branch of Bank of Ireland where you applied for your mortgage, or call us on 01 611 3333. The complaint will be fully investigated by us and a full response will be provided to you.

While our investigation of any complaint is ongoing we will provide you with a regular written update. In the event you are dissatisfied with the outcome or if the complaint is not resolved within 40 business days of the complaint you are entitled to refer your complaint to The Financial Services and Pensions Ombudsman's Bureau, 3rd Floor, Lincoln House, Lincoln Place, Dublin 2, which can also be contacted at 01 567 7000, by telephoning +353 1 662 0899, faxing +353 1 662 0890, or emailing enquiries@financialombudsman.ie.

## Need Help?

Tel: 0818 200 385

Email: [boibrokerspecialist@boi.com](mailto:boibrokerspecialist@boi.com)

# The Mortgage Store

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