

AIB Mortgages Application Form

be with



Completing the forms – your questions answered

In this application form

- “The Bank” or “we” refers to AIB Mortgage Bank
- “AIB Bank” refers to Allied Irish Banks, p.l.c.
- “AIB Group” refers to Allied Irish Bank, p.l.c., its subsidiaries and associated companies
- “AIB Insurance Services” refers to AIB Insurance Services Ltd.

We appreciate that you will want a prompt response to your mortgage application – so we will do everything we can to come back to you as soon as possible.

However, to make our task easier – and avoid any unnecessary delays – please read the following questions and answers carefully, before starting to complete the forms.

How should I complete the forms?

It is important that you give us all the information that we need – and that we can read all your answers. So please:

- Answer the questions clearly and fully.
- Use a ballpoint pen with blue or black ink.
- Write in CAPITAL LETTERS.
- Where alternative answers are suggested to you, please tick the appropriate boxes.

Which sections should I complete?

- If you’re simply seeking a mortgage loan offer in principle, without a particular property in mind, please leave Section G blank – but complete all the other sections as far as you can.
- If you have already had an offer accepted on a specific property, or intend to bid at auction for a specific property, please complete the form fully.
- If you are applying by yourself, complete your own details as the “First Applicant”.
- If you are applying for a joint mortgage loan, give us the details of your partner as well – in the section headed “Second Applicant”.

What additional information will I need to provide?

Before your mortgage loan can be completed, we will require the following documents:

If you have an existing mortgage

- A recent statement from your current mortgage lender.

If you are an employee on PAYE

- Your most recent P60 or PAYE balancing statement.
- A letter from your employer, confirming your basic salary or wages – and that you are a permanent employee.

If you are self-employed

- A copy of your audited accounts for the past three years.

If you are separated or divorced

- The Bank may need to see some documentary evidence, such as your Deed of Separation or Divorce Decree.

For new houses

- If the house is part of an estate development, the Home Bond Guarantee Scheme Certificate HB 47 (which the builder will provide).
- If the house is being built on your own site by direct labour, a letter from a qualified architect or civil engineer confirming that he/she:
 - 1 Considers the costings adequate to complete the building to a good standard;
 - 2 Will supervise the building construction through all stages; and
 - 3 Will provide a Certificate of Completion, confirming that the building has been constructed in line with recognised good building practice, in accordance with the relevant planning permissions – and that no further work is outstanding.
- If the house is being built on your own site by fixed price contract, a copy of the contract - plus the original Home Bond Certificate HB 47. Alternatively, a letter from a qualified architect or civil engineer confirming the contract price and the cover under the Home Bond – and stating that he/she will supervise the building construction through all stages.

For home improvement loans

- Details and costings – together with a copy, where applicable, of the appropriate planning permission or bye-law approval.
- If the renovations or repairs involve work of a structural nature, a letter from your architect, confirming that the costings are adequate – and that he/she will supervise the work.

Will I need to arrange a valuation?

- The Bank will require a valuation of the property to check that it is good security for your mortgage.
- However, you shouldn’t arrange the valuation until we have given you a favourable response, in principle, to your application.

What about insurance protection?

To protect your home, you should arrange appropriate insurances. The Bank requires buildings insurance in all cases and strongly recommends contents insurance. If the property is your principal residence, life insurance is compulsory by law, with certain exceptions. We also recommend that you consider optional payment protection. You are free to shop around for these insurances.

- **Payment Protector Insurance** – Designed to help cover your mortgage repayments should your circumstances change i.e. in the event of accident, sickness, involuntary unemployment, business failure or critical illness.
- **Home insurance (buildings)** – covers the structure of your home.
- **Home insurance (contents)** – covers the contents and your personal possessions.
- **Life assurance** – covers the outstanding amount of your mortgage, in the event of death.

Data Protection Notice

Use of Information

This Notice explains what "AIB" and "AIB Group" will do with your information so that you can decide whether or not to provide that information to us. "AIB" refers to Allied Irish Banks, p.l.c. and "AIB Group" refers to Allied Irish Banks, p.l.c., its Irish subsidiaries, affiliates and their respective parent and subsidiary companies.

The information that you provide will be held by AIB Group on a computer database and/or in any other way. We will use this information;

- To administer the products and services that we supply to you and any future agreements that we may have with you and, to manage and develop AIB Group's relationship with you.
- For direct marketing purposes, where you have given your permission to do so, to advise you of products or services of AIB Group. If you wish to change your preferences at any time, please write to us to let us know at your local AIB branch or the Data Protection Unit, Allied Irish Banks, p.l.c. Bankcentre, Ballsbridge, Dublin 4.
- To carry out searches (including verifying your identity and/or a credit search) and disclose information to credit reference agencies for the purpose of assisting applications for credit and credit related services and for ongoing credit review. We may use credit scoring techniques and other automated decision making systems to assess your application. If you borrow or enter into a financial obligation, or may do so, we may give details of your agreement(s)/account(s) and how you conduct your agreement(s)/account(s), to licensed credit reference agencies on a regular basis. Licensed credit reference agencies will record details of each type of search AIB Group makes whether or not your application proceeds.
- To prevent and detect fraud. Customer information can be used to prevent crime and trace those responsible. We may check your details with fraud prevention agencies. If you give us false or misleading information and we suspect fraud, we will record this.
- To carry out statistical analysis and market research; in this connection, we may use the services of a reputable external agency.

We may record telephone conversations to offer you additional security, resolve complaints and improve our service standards. Conversations may also be monitored for staff training purposes. Our websites use "cookie" technology. A cookie is a little piece of text stored by your browser on your computer, at the request of our server. We may use cookies to deliver content specific to your interests and to save your personal preferences so you don't have to re-enter them each time you connect to the Internet.

Under the Data Protection Acts you have the right of access to information we hold about you on our records on payment of a nominal fee (currently €6.35). You can exercise this right by writing to your local AIB branch or to the Data Protection Unit, Allied Irish Banks, p.l.c., Bankcentre, Ballsbridge, Dublin 4. If anything is inaccurate or incorrect, please let us know and we will correct it. There is no fee for this.

If you decide to proceed with this application or have any other communication with AIB Group through or in relation to its products and services you consent to the use by AIB Group of your personal data as indicated above.



AIB Mortgage

Your application for
A MORTGAGE LOAN

When you have completed the application forms, please return them to your AIB Bank branch

Branch

S.I.D.

N.S.C. 9 3 - -

Section A Personal Details

First Applicant

Name

Address

Telephone Home

Telephone Work

E-mail

Years at Address

If less than 2 years, please give previous address

Date of Birth

Marital Status Single Married Cohabitant

Widower Separated Divorced

Number of Dependents Aged from to

Second Applicant (if any)

Name

Address

Telephone Home

Telephone Work

E-mail

Years at Address

If less than 2 years, please give previous address

Date of Birth

Marital Status Single Married Cohabitant

Widower Separated Divorced

Number of Dependents Aged from to

Section B Existing accommodation details

Residency Status

Home Owner Tenant Living with parents/relatives

Mortgage / Rent Monthly Payment (€)

Lender

Outstanding Balance (€)

Current Value of Property (€)

Applicant 1:

Have you ever been an owner or part-owner of a residential property in Ireland or elsewhere? Yes No

Residency Status

Home Owner Tenant Living with parents/relatives

Mortgage / Rent Monthly Payment (€)

Lender

Outstanding Balance (€)

Current Value of Property (€)

Applicant 2:

Have you ever been an owner or part-owner of a residential property in Ireland or elsewhere? Yes No

Section C Employments details

First Applicant

Occupation

Position Held

Employer Name

Employer Address

How long in current employment Years

Employment Type Permanent Temporary Contract

If Self-Employed

Business Name

Business Address

Business Description

Years in Business

Accountant Name

Second Applicant (if any)

Occupation

Position Held

Employer Name

Employer Address

How long in current employment Years

Employment Type Permanent Temporary Contract

If Self-Employed

Business Name

Business Address

Business Description

Years in Business

Accountant Name

Now, please complete the following pages of the application

Section D Income Details

First applicant

Gross Basic Income per annum (€)

Payment Frequency

Net Monthly Income (€)

Paid directly to account Yes No

Additional Income

Source	Income p.a. (€)

Second applicant (if any)

Gross Basic Inc p.a. (€)

Payment Frequency

Net Monthly Income (€)

Paid directly to account Yes No

Additional Income

Source	Income p.a. (€)

Section E Savings & Commitments

Excluding accounts held with AIB Group

Savings/Investments/Other Assets

Purpose

Bal/Value (€)

Institution

Payment (€)

Frequency

No. of Owners

Commitments/Borrowings/Credit Cards

Description

Balance (€)

Lender

Repay (€)

Frequency

No. of Owners

Are you obliged to make regular payments arising from matrimonial breakdown or other separation/child maintenance proceedings?

If YES, give details

Have you ever been insolvent, bankrupt or made arrangements with your creditors or been involved in any court proceedings for debt?

If YES, give details

Excluding accounts held with AIB Group

Savings/Investments/Other Assets

Purpose

Bal/Value (€)

Institution

Payment (€)

Frequency

No. of Owners

Commitments/Borrowings/Credit Cards

Description

Balance (€)

Lender

Repay (€)

Frequency

No. of Owners

Are you obliged to make regular payments arising from matrimonial breakdown or other separation/child maintenance proceedings?

If YES, give details

Have you ever been insolvent, bankrupt or made arrangements with your creditors or been involved in any court proceedings for debt?

If YES, give details

Section F Mortgage Loan Details

Primary Applicant Applicant 1 Applicant 2

Purpose of Mortgage Loan

Outlay (Amounts in €)

Purchase/Building Cost

Site Cost

Repairs/renovations

Parking Space cost

Cost/Value of Property

Stamp Duty

Legal Fees

Professional Fees

Other (give details)

Total Outlay (€)

Preferred Contact Applicant 1 Applicant 2

Funded by (Amounts in €)

Savings

Cash Surplus from existing home

Third party contribution

Other (give details)

Total Funding

Section F Mortgage Loan Details (continued)

Sale of Existing Property

Is existing house sold?

If yes, expected sale completion date

Agreed price of sale €

Details of Mortgage Loan Requested

Amount of total mortgage loan required €

Mortgage loan term: _____ years (Please specify)

Please tick repayment method: Annuity Endowment

Please tick your choice of interest rate:

Variable Fixed & if fixed, for how many years? _____

If you wish to split your loan over different types, rates or term, please specify.

Mortgage Loan Amount (€)	Mortgage Loan Type	Product/Interest Option	Term or Expiry Date	Repayment Frequency

Section G Details of property to be mortgaged

Secondhand House New House New Self-Build

Property type (please tick) Detached House Semi-detached House Bungalow Terraced House Apartment/Flat

New Property Address

 Please indicate whose name(s) the property will be registered in

Local authority area

Area of dwelling: Floor Area sq feet Plot size sq feet

Year of construction Total number of rooms Number of bedrooms

Construction type: Traditional (brick/block) Timber frame Precast concrete

Freehold Leasehold Unexpired term of lease _____ years

If property is located in a tax incentive area, please state type

Building Energy Rating (BER) Grade

Annual costs associated with property (€)

Maintenance/Service cost p.a.

Parking cost p.a.

For investment property only (€)

Proposed gross rent per month

Proposed net rent per month

Is there a tenant in place

For New Self Build Property only

Is house being built on site owned by you? Yes No If no, in whose name(s) is site registered?

Building work to be executed by (i) Direct labour (ii) Formal building contract?

Does the builder/vendor require Stage Payments? Yes No

Solicitor Details

Name

Address

Contact Name

Phone

Fax

Email

Valuer/Surveyor Details

Name

Profession

Address

Contact Name

Phone

Warning: The cost of your monthly repayments may increase – If you do not keep up your repayments you may lose your home.

Warning: You may have to pay charges if you pay off a fixed rate loan early.

Where Interest Only Option is availed of:

Warning: The entire amount that you have borrowed will still be outstanding at the end of the interest-only period.

WARNING

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.
THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.**

Note: The above notice in respect of adjustments to repayment rates will not apply during any period when the loan is at a fixed rate.

Note: If the Special Conditions specify a guarantee as part of the security for the Mortgage Loan, the Bank must notify the terms of the Mortgage Loan, and any changes to those terms, to the guarantor.

If you or your dependants intend to use the property as a principal place of residence, you must show evidence of mortgage protection insurance, unless you are exempt under the Consumer Credit Act 1995 (you can seek this insurance through us or from other sources).

Maximum loan to value of Owner Occupier Residential Properties – 92% of purchase price or valuation whichever is lower. For Buy-To-Let/Investment properties – 75% of purchase price or valuation whichever is lower. Lending levels are subject to monthly repayment burden, typically not exceeding c. 35% of borrowers disposable income and will vary according to individual circumstances. Loan requests considered on the basis of proof of income, financial status and demonstrated repayment capacity (including capacity to repay at higher interest rates).

Loans not available to people under 18. Mortgage loans require to be secured by a mortgage and charge on the subject property.

A typical €100,000 20 year Variable interest rate mortgage for an Owner Occupier Residential Property with LTV greater than 80% will have monthly repayments of €578.93 APR 3.54%. If the APR does not vary during the term of the mortgage, the total cost of credit i.e. total amount repayable less the amount of the mortgage, would be €38,943.20. The effect of a 1% increase in interest rates for such a mortgage will add €52.28 to monthly repayments.

A typical €100,000 20 year Standard Variable interest rate mortgage for a Buy-To-Let/Investment Property will have monthly repayments of €615.79 APR 4.27%. If the APR does not vary during the term of the mortgage, the total cost of credit i.e. total amount repayable less the amount of the mortgage, would be €47,789.60. The effect of a 1% increase in interest rates for such a mortgage will add €54.02 to monthly repayments.

Surcharge Interest

Arrears attract surcharge interest at 6% per annum in addition to the interest rate that applies to the loan. Surcharge can be avoided by making all repayments when due.

Execution and registration of the mortgage deed will involve payment by you of your solicitor's fees, outlays and registration fees. The amount of solicitor's fees can be determined by negotiation with your solicitor, who will also inform you of the amount of the outlays and registration fees.

We will charge you €60 for executing a discharge, release or vacate of a mortgage.

The following is applicable only where the interest rate is FIXED for a period of at least one year:

During any period when a fixed interest rate applies, the Lender may agree:

- (i) to allow full or partial out of course repayment ("prepayments"), or
- (ii) to convert the facility to a variable interest rate or to an alternative fixed interest rate ("conversions")

Prepayments, conversions and early repayment following demand by the Lender will be subject to the payment by you of an early breakage cost calculated using the following formula:

Early breakage cost = $A \times U \times D\%$, where

"A" is the amount of the prepayment or early repayment following demand by the Lender, or the amount of the conversion, and

"U" is the unexpired term of the fixed interest rate period, and

"D" is the difference between the fixed interest rate applying to the facility and the fixed interest rate which would then apply to the facility for the amount of "A" for the term of "U".

E.G. €100k @ 7% for 60 months, full repayment after 36 months, current prevailing rate for 24 months = 5% early breakage cost €4,000 ($€100k \times 24/12 \times 2\%$ = €4,000)

Rates and repayments correct as at 11/08/2010. Lending criteria, terms and conditions apply. Allied Irish Banks, p.l.c. is an authorised agent and servicer of AIB Mortgage Bank in relation to origination and servicing of mortgage loans and mortgages. AIB Mortgage Bank and Allied Irish Banks, p.l.c. are regulated by the Central Bank of Ireland.

Allied Irish Banks, p.l.c. and AIB Mortgage Bank subscribe to the Voluntary Code of Conduct on pre-contractual information for home loans.

A copy of the Code is available on request.

Section H Statutory Notices and other Notices (Continued)

Endowment Mortgage Loans

Warning: **THERE IS NO GUARANTEE THAT THE PROCEEDS OF THE INSURANCE POLICY WILL BE SUFFICIENT TO REPAY THE LOAN IN FULL WHEN IT BECOMES DUE FOR REPAYMENT.**

In the event of early surrender of the life insurance policy in respect of an endowment loan, the possibility exists that the surrender proceeds could be less than has been paid in premium.

Consent to Communicate

I/We consent to members of AIB Group and their respective authorised agents visiting or telephoning me/us at my/our place of work at any time for the purpose of this application and for the duration of the loan. If you do not wish this condition to apply, please indicate by crossing out this paragraph and initialling.

TRANSFER OF MORTGAGES i.e. SECURITISATION

Your attention is drawn to the possibility that the Bank, in common with many other mortgage lenders worldwide, may decide to securitise some of its mortgages. Financial Institutions are limited in the amount they can lend by the level of their capital and, in order to release capital to capitalise future lendings, including mortgage lending, mortgages may be transferred to investors.

This practice is known as securitisation. Relevant investors include the world's major financial institutions. In practice, you should not be aware of any effect from securitisation because the Bank will continue to deal in all matters relating to your mortgage, including the setting of interest rates and the handling of arrears, subject to the powers and discretion of the transferee under such a scheme. If your application is approved, you will have the benefit of your solicitor's advice on the matter, before committing yourself to the mortgage.

Section H (i) Information about your Mortgage Distance Contract

Effective from 15th February 2005

European Communities (Distance Marketing of Consumer Financial Services) Regulations

About Us

- We are AIB Mortgage Bank whose principal business is the provision of mortgage credit. Our registered office is at Bankcentre, Ballsbridge, Dublin 4. We are registered at the Companies Registration Office, Dublin. Our registered number is 404926. Our VAT number is IE6424926A.
- We are regulated by the Central Bank of Ireland.

About our Home Mortgages

- The Mortgage Loan is a loan repayable to us by instalments over an agreed term at fixed or variable interest rates, secured by a mortgage / charge on your property.
- Typically the instalments are paid by direct debit.
- The total price of the Mortgage Loan is made up of interest at our published Mortgage Loan rate(s) appropriate to the mortgage loan. If you want an indication of what your repayment instalment would be, telephone 1890 724 724, or visit our website www.aib.ie. The exact amount will be shown on your Letter of Offer if you proceed.
- You may also have to pay other expenses such as stamp duty, registration fees, valuation fee and your solicitor's fees in relation to the mortgage as well as mortgage protection insurance and home insurance.
- Under the Regulations you do not have the right to cancel a Mortgage Loan. You can however repay a Mortgage Loan at any time by paying what you owe us including interest. Breakage costs may apply to a fixed rate mortgage loan.
- If you break the terms of the agreement we can demand repayment of what you owe us including interest.

The agreement will be governed by the laws of Ireland and the Courts of Ireland will have exclusive jurisdiction to resolve any disputes.

The agreement and all information and communication with you will be in English.

What to do if you have a complaint

We want to ensure that any concerns you may have are dealt with quickly and efficiently. If you do have a complaint please write to the Service Delivery Manager, Allied Irish Banks, p.l.c., Home Mortgages, Bankcentre, Ballsbridge, Dublin 4 or email us at homemortgages@aib.ie or write to our Customer Support Centre at Bankcentre, Ballsbridge, Dublin 4. If you are not satisfied with our response you are entitled to take your complaint to the Financial Services Ombudsman's Bureau at 3rd Floor Lincoln House, Lincoln Place, Dublin 2.

Statutory Warnings – Consumer Credit Act, 1995

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

WARNING: (Variable rate loans) **THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.**

The above notice in respect of adjustments to repayment rates will not apply during any period when the loan is at a fixed rate.

WARNING: (Endowment loans) **THERE IS NO GUARANTEE THAT THE PROCEEDS OF THE INSURANCE POLICY WILL BE SUFFICIENT TO REPAY THE LOAN IN FULL WHEN IT BECOMES DUE FOR REPAYMENT.**

In the event of early surrender of the life insurance policy in respect of an endowment loan, the possibility exists that the surrender proceeds could be less than has been paid in premium.

Surcharge Interest

Arrears attract surcharge interest at 6% per annum in addition to the interest rate that applies to the loan. Surcharge can be avoided by making all repayments when due.

Documentation required to support your Mortgage Application

For Employees

- 3 months up to date consecutive payslips are required to confirm your basic salary.
- AIB Salary Certificate (available in all branches) to be completed and stamped by your employer confirming permanency and basic salary.
- P60 can be provided in addition to payslips, however this includes all income (including bonus/overtime etc), therefore 3 months up to date consecutive payslips are required to confirm your basic salary.
- 6 months statements are required for any Savings and / or Investment not held with AIB.
- 6 months statements are required for any borrowings not held with AIB.

1st Applicant

2nd Applicant

For Self-Builds

- Planning Permission and details of proposed size of property (square feet/metres).
- (A) Copy of your Fixed price Contract or (B) If you are building by Direct Labour, a letter from your qualified architect/engineer/building surveyor detailing build costs and outlining that the property can be completed in full for the proposed build cost (template available in all branches).
- Site Valuation and build Costings signed and stamped by a suitably qualified architect, engineer or building surveyor.

1st Applicant

2nd Applicant

For Self-Employed/Sole Trader/Director of limited company

- 3 years audited/trading accounts (certified by your accountant).
- Confirmation of tax position from your accountant.
- Minimum 6 months recent bank statements not held with AIB.
- Minimum 6 months statements for any borrowings not held with AIB.

1st Applicant

2nd Applicant

Equity input for Purchase

- If you have been gifted funds to assist with your Mortgage, we require confirmation in writing of such and confirmation that it is non repayable.

1st Applicant

2nd Applicant

For Non-AIB Customers

- In order to comply with legislation to combat money laundering and terrorist financing you will need suitable proof of identity and residential address.
 - A current valid passport or current drivers licence and
 - A current utility bill or current bank/financial institution statement.
- 6 months recent bank statements (including 1 original).
- If your existing Mortgage is not with AIB, we require 6 months recent mortgage statements (including 1 original).
- If you live abroad we will require a credit reference from your Bank.

1st Applicant

2nd Applicant

For all Customers: If you are separated or divorced the Bank may need to see some documentary evidence, such as your Deed of Separation or Divorce Decree.

Other: _____



AIB Mortgage Bank is registered in Ireland, no. 404926. Allied Irish Banks, p.l.c. is registered in Ireland, no. 24173. AIB Mortgage Bank and Allied Irish Banks, p.l.c. has its registered office at Bankcentre, Ballsbridge, Dublin 4.

Allied Irish Banks, p.l.c., AIB Mortgage Bank and AIB Insurance Services Ltd are regulated by the Central Bank of Ireland.

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