

Homeloan Application



Declaration, Authorisation and Consent

IIB Homeloans Limited · 2 Hume Street, Dublin 2 · Tel 01-662 0600 · Fax 01-662 8299 · Email bsc@iibhomeloans.ie

Your personal details

Primary applicant

Surname Mr/Mrs/Miss/Ms/Dr

First name

Address

Tel. no. (Work)

E-mail (Work)

Tel. no. (Home)

E-mail (Home)

Secondary applicant

Surname Mr/Mrs/Miss/Ms/Dr

First name

Address

Tel. no. (Work)

E-mail (Work)

Tel. no. (Home)

E-mail (Home)

Your declaration and authority The following must be read carefully by all applicants

I/We hereby declare and acknowledge:

- (a) This form must not be construed as an offer on behalf of IIB Homeloans Limited (IIB).
- (b) The property may not be let without prior written consent of IIB.
- (c) Any insurance policy effected on these premises must be submitted to IIB for inspection and approval. IIB's interest must be noted on the policy. Insurance must be arranged on the premises on a full reinstatement basis.
- (d) The valuers report to be obtained by IIB is for the purpose of assisting IIB to assess the property offered as security for the loan and is not a survey or report nor is it to be relied upon by the applicants as to the value or condition of the property.
- (e) The making of any loan by IIB on foot of this application will not imply any warranty by IIB as to the reasonableness of the purchase price, the value, the soundness of construction or the state of repair of the property.
- (f) I/We authorise IIB to send my/our solicitor copies of any letter issued by IIB to me/us on foot of this application and any other information in IIB's possession relevant to this application. I/We authorise IIB to disclose details of this application and my/our mortgage account if approved to the mortgage introducer named on this application form on an ongoing basis.
- (g) The rate of interest will be that which IIB is charging on that date on which the loan cheque is issued and subsequently the rate may vary within the terms of the mortgage.
- (h) The rate of interest applicable to the loan may be varied at any time at the discretion of IIB, provided however that the applicant will be notified of the change in interest rates at the earliest opportunity.
- (i) If a fixed rate is requested the interest rate will be the fixed rate available on the day the loan cheque issues. For costs associated with early payment of a fixed loan please refer to the Consumer Credit Act 1995 notice within this form.
- (j) I/We declare that I am/we are over 18 years of age.
- (k) I/We expressly declare that the information given is true to the best of my/our knowledge and belief and that all facts relevant to the application have been disclosed.
- (l) The operation of Tax Relief at Source (T.R.S.) is subject to audit by the Revenue Commissioners. These audit powers allow the Revenue Commissioners to access records in IIB's possession including correspondence and the records of other communications between a lender and an individual having a qualifying mortgage loan from that lender. Should your loan qualify for T.R.S. your monthly T.R.S. payment will be lodged to your bank account on the same day you make your mortgage repayments.
- (m) I declare that I have read the Consumer Credit Act notices which are set out within this form.

Signature of primary applicant

Signature of secondary applicant

Date / /

Date / /

Consent under the Data Protection Act

I/We hereby agree that the details, information and personal data which are collected from me/us or from third parties in respect of my/our application by IIB Homeloans Ltd will be retained by IIB in electronic form and will be stored on computer and used for the purpose of processing my/our mortgage application and administering any resulting homeloan. I agree to the retention and reproduction of this information in electronic form.

I/We hereby consent to the disclosure by IIB of any information and personal data collected from me/us to its service providers, including its insurers, Irish Life Assurance plc., GE Mortgage Insurance Ltd, GE Financial Insurance Ltd and Royal & Sun Alliance Insurance Company Ltd, Hibernian Life and Pensions Ltd and First American Title Company Ireland (Ltd).

This information might be used in deciding whether to send you information about other products and services available from our Group that may be of interest to you. If you do not want this service, please tick If you want this service, please tick

Credit reference searching and reporting

I/We hereby consent to IIB making any enquiries it considers necessary, including references to employers, accountants, mortgagees, landlords or credit reference agencies and any other parties it may deem appropriate to support this application. I/We also authorise IIB or any subsidiary of the Bank to seek and provide credit references (searches), to record details of any transaction which may result from this application with Irish Credit Bureau (ICB) and ICB to record, retain and disclose to its members details of such searches for a period of one year:

PLEASE NOTE THAT IF YOU DO NOT CONSENT THE BANK MAY NOT BE ABLE TO CONSIDER YOUR APPLICATION.

Signature of primary applicant

Signature of secondary applicant

Date / /

Date / /

Consent under the Consumer Credit Act, 1995

The applicant hereby consents for the purpose of Section 46 of the Consumer Credit Act, 1995 to any telephone call or visit from IIB or any person acting on his/her behalf to the applicant(s), the applicant(s) employers or any member of his/her family.

Signature of primary applicant

Signature of secondary applicant

Date / /

Date / /

General Information

Consumer Credit Act 1995

In accordance with the provision of the Consumer Credit Act, 1995 the following are for your attention:

All loans are subject to satisfactory appraisal of status and financial standing and require security over the property and suitable savings/protection policies.

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

For Fixed Rate Homeloans: The fixed rate on a mortgage will be the fixed rate available on the day the loan cheque issues. Redemption, in whole or part, of the fixed rate homeloan may give rise to a break funding fee charge calculated as follows: (Mortgage Balance) X (Break Funding Cost) X (Number of months to end of fixed rate term ÷ 12). The break fund cost = (original fixed rate) less (current fixed rate on offer for the term equating to remaining term).

For Endowment 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. It may be necessary to increase the premium amount payable in order to secure an increase in the proceeds of the policy on maturity. **THE EARLY SURRENDER OF AN ENDOWMENT POLICY IN RESPECT OF AN ENDOWMENT LOAN MAY YIELD A LOWER RETURN TO THE BORROWER THAN THAT PAID IN PREMIA AND OTHER CHARGES.**

Agencies

IIB Bank is an agent for Royal & Sun Alliance in relation to the Homeguard Care building & contents insurance policy. IIB Bank is an agent for GE Financial Insurance Ltd in relation to the ASU policy. IIB is an agent for GE Mortgage Insurance Limited in relation to the Mortgage Indemnity Guarantee Insurance. This insurance is required for residential investment loans in excess of 85% of the value/purchase price (whichever is lower) of the property. IIB Bank is an agent for Irish Life Assurance Plc and in relation to the "Homeloan account", "Level Homeloan account", "Life Protector" and Mortgage Protection" policies. IIB Bank is an agent for Hibernian Life and Pensions Ltd.

Arrears

Compound interest is charged on arrears of payments at the same rate applying to the loan advanced. An additional 1% is charged on the arrears balance on a customers account where the account is more than 2 months in arrears and where the customer fails to make or keep an arrangement to clear the arrears.

Fees

A valuation fee in the amount of €126.97 is payable to the mortgage intermediary by the applicants. Stage Valuation fees are €63.49. A charge of €1 per month is made for each house insurance premium installment collected by direct debit. A charge of €31.50 is made for Credit Transfer draw down. A charge of €6.35 is made for a giro payment book. A charge of €38.00 plus €12.70 government stamping fee is made for switching from investment method to annuity method of repayment or vice versa. A copy of legal papers is charged at €6.35 per item and a charge of €12.70 is made for duplicate mortgage statements. A charge of €19 is made for processing each unpaid monthly mortgage installment. A call out charge of €31.50 is made for a staff visit concerning unpaid mortgage installments. A summons serving fee of €19 is charged. Possession Order enforcement costs €19. Letters for outstanding mortgage installments cost €12.70. A mortgage deeds sealing fee of €38 is charged. A charge of €63.49 will be made in respect of alterations to the title deeds.