

# Residential Mortgages

At Bank of Ireland Mortgages we know that everyone's needs are different. We pride ourselves on giving you the type of mortgage you want, with the special features you need. Whether you are moving house, or staying put, Bank of Ireland Mortgages should have the mortgage for you.

Please find below the details of our current range of products.

## Fixed Rates

### Up to 75% Loan to Value

■ All information correct as at 26/01/2010 ■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
3.59% fixed 4.00% variable	which is a 2 year fixed rate until 31/05/2012, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.1% APR	£799	No Higher Lending Charge	3% of the sum repaid until 31/05/2012	VN1
4.35% fixed 4.00% variable	which is a 3 year fixed rate until 31/05/2013, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.3% APR	£799	No Higher Lending Charge	3% of the sum repaid until 31/05/2013	VN4

## Fixed Rates

### Up to 85% Loan to Value

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
5.15% fixed 4.00% variable	which is a 2 year fixed rate until 31/05/2012, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.4% APR	£799	Higher Lending Charge paid by Lender	3% of the sum repaid until 31/05/2012	VN2
5.49% fixed 4.00% variable	which is a 3 year fixed rate until 31/05/2013, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.6% APR	£799	Higher Lending Charge paid by Lender	3% of the sum repaid until 31/05/2013	VN5

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**To find out more visit your local branch**

## Lending Criteria

- **Age:** Minimum 18
- **Term:** Maximum: To normal retirement age (35 year limit). Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000
- **Property:** We do not accept shared equity, flats in converted offices or speculatively converted ex Local Authority blocks. Flats, apartments and properties above A1 and A2 commercial use premises are limited to a maximum of 75% Loan to Value
- **Refinance:** Debt consolidation up to 90% Loan to Value (LTV) subject to clean credit history (see General Lending Criteria) where all other standard lending criteria is satisfied
- **Overpayments:** You can repay up to 10% of the mortgage balance each year, based on the outstanding balance as at the previous 31st March, without paying any early repayment or administration charges. Minimum payment of £500
- **Free legal fees for remortgages:** If your product is described as 'Standard legal fees paid by Bank of Ireland Mortgages (for remortgagers only)' we will pay the fees for remortgages only via our nominated solicitors. Terms and Conditions apply, see our General Lending Criteria
- **Income multiples:** 4.5x main allowable income plus 1x second allowable income or 4x joint allowable income if greater
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

# Residential Mortgages

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Please find below the details of our current range of products.

## Fixed Rate

### Up to 90% Loan to Value

■ All information correct as at 26/01/2010 ■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
5.69% fixed 4.00% variable	which is a 2 year fixed rate until 31/05/2012, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.5% APR	£799	Higher Lending Charge paid by Lender	3% of the sum repaid until 31/05/2012	VN3
5.75% fixed 4.00% variable	which is a 3 year fixed rate until 31/05/2013, then... which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period	4.7% APR	£799	Higher Lending Charge paid by Lender	3% of the sum repaid until 31/05/2013	VN6

## Tracker Rates

### Up to 75% Loan to Value

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
2.99% tracker	which is Bank of England Base Rate plus 2.49% for the entire mortgage period	3.1% APR	£799	No Higher Lending Charge	2% of the sum repaid for the first 12 months	VN8

### Up to 85% Loan to Value

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
3.55% tracker	which is Bank of England Base Rate plus 3.05% for the entire mortgage period	3.7% APR	£799	Higher Lending Charge paid by Lender	2% of the sum repaid for the first 12 months	VN9

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**To find out more visit your local branch**

## Lending Criteria

- **Age:** Minimum 18
- **Term:** Maximum: To normal retirement age (35 year limit). Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000
- **Property:** We do not accept shared equity, flats in converted offices or speculatively converted ex Local Authority blocks. Flats, apartments and properties above A1 and A2 commercial use premises are limited to a maximum of 75% Loan to Value
- **Refinance:** Debt consolidation up to 90% Loan to Value (LTV) subject to clean credit history (see General Lending Criteria) where all other standard lending criteria is satisfied
- **Overpayments:** You can repay up to 10% of the mortgage balance each year, based on the outstanding balance as at the previous 31st March, without paying any early repayment or administration charges. Minimum payment of £500
- **Free legal fees for remortgages:** If your product is described as 'Standard legal fees paid by Bank of Ireland Mortgages (for remortgagers only)' we will pay the fees for remortgages only via our nominated solicitors. Terms and Conditions apply, see our General Lending Criteria
- **Income multiples:** 4.5x main allowable income plus 1x second allowable income or 4x joint allowable income if greater
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

# Self Build Mortgage

At Bank of Ireland Mortgages we know that everyone's needs are different. We pride ourselves on giving you the type of mortgage you want, with the special features you need. The Self Build mortgage provides an ideal solution for those who wish to create the home of their dreams.

Please find below the details of our current products.

## Self Build Variable Rate

### Up to 75% Loan to Value

■ All information correct as at 26/01/2010 ■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
3.99% Variable	which is Bank of England Base Rate plus 3.49% for the entire mortgage period	4.2% APR	£799	No Higher Lending Charge	2% of the sum repaid for 12 months from completion	VQ1

## Self Build Variable Rate

### Up to 90% Loan to Value

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
4.49% Variable	which is Bank of England Base Rate plus 3.99% for the entire mortgage period	4.7% APR	£799	Higher Lending Charge paid by Lender	2% of the sum repaid for 12 months from completion	VQ2

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**To find out more visit your local branch**

### Lending Criteria

- **Age:** Minimum 18
- **Term:** Maximum: To normal retirement age (35 year limit). Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000
- **Property:** Must have its own separate access, directly onto the public highway. Access shared with, running through a farm or in between working farm buildings are not acceptable. Properties in close proximity to working farm buildings or intensive agricultural activities, e.g. movement of livestock, storage of waste materials and machinery are unacceptable. All properties must be of Standard Construction
- **Professional requirements:** Building work must be carried out by a builder registered under either the NHBC or Zurich. We will also accept Premier Guarantee, Building Lifeplans and a LABC New Homes Warranty. Where no NHBC, Zurich or Premier certificate exists, we will only accept the property if a Council of Mortgage Lenders approved professional consultant's certificate can be issued
- **Loan purpose:** Self Build Mortgages are generally designed to refinance a Bank of Ireland Bridging Loan that was arranged for the purpose of purchasing land and developing a single property on it, or for developing a single property on land already
- **Overpayments:** You can pay up to 10% of the mortgage balance each year without incurring any early repayment or administration charges. Subject to a minimum payment of £500, based on the outstanding balance as at the previous 31st March each year
- **Income multiples:** 4.5x main income plus 1x second income or 4x joint income if greater
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

# Residential FeeSaver Mortgages

FeeSaver mortgages reduce the amount of money you need upfront to buy a property by helping to pay for fees. We pay the Standard Valuation Fee and for remortgages, we'll also pay the standard legal fees, helping you to get the ball rolling earlier.



Please find below the details of our current range of FeeSaver products.

## FeeSaver Fixed Rate

### Up to 75% Loan to Value

■ All information correct as at 26/01/2010

■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
4.49% fixed	which is a 3 year fixed rate until 31/05/2013, then...	4.3% APR	£799	Standard valuation fee paid by Bank of Ireland Mortgages. Standard legal fees paid by Bank of Ireland Mortgages (for remortgages only). No Higher Lending Charge.	3% of the sum repaid until 31/05/2013	VN7
4.00% variable	which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period					

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**To find out more visit your local branch**

## Lending Criteria

- **Age:** Minimum 18
- **Term:** Maximum: To normal retirement age (35 year limit). Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000
- **Property:** We do not accept shared equity, flats in converted offices or speculatively converted ex Local Authority blocks. Flats, apartments and properties above A1 and A2 commercial use premises are limited to a maximum of 75% Loan to Value
- **Refinance:** Debt consolidation up to 90% Loan to Value (LTV) subject to clean credit history (see General Lending Criteria) where all other standard lending criteria is satisfied
- **Overpayments:** You can repay up to 10% of the mortgage balance each year, based on the outstanding balance as at the previous 31st March, without paying any early repayment or administration charges. Minimum payment of £500
- **Free legal fees for remortgages:** If your product is described as 'Standard legal fees paid by Bank of Ireland Mortgages (for remortgages only)' we will pay the fees for remortgages only via our nominated solicitors. Terms and Conditions apply, see our General Lending Criteria
- **Income multiples:** 4.5x main allowable income plus 1x second allowable income or 4x joint allowable income if greater
- **Cashback:** Paid to solicitor on completion
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

Bank of Ireland Mortgages is a trading name of Bank of Ireland which is authorised by the Irish Financial Regulator and authorised and subject to limited regulation by the Financial Services Authority. Details about the extent of our authorisation and regulation by the Financial Services Authority are available from us on request. Bank of Ireland is incorporated in the Republic of Ireland with limited liability and registered in England and Wales with branch number BR000459. One Temple Back East, Temple Quay, Bristol BS1 6DX Telephone: (0117) 979 2222. Fax: (0117) 929 3787. Website: [www.bankofirelandmortgages.co.uk](http://www.bankofirelandmortgages.co.uk). X0082 3822090701A 260110

# 1st Start Mortgages

1st Start is our specialist mortgage that helps first time buyers to get onto the property ladder. Our joint mortgage lets you use the borrowing power of a sponsor such as one of your parents or a close relative. You could borrow up to 95% of the value of the property (Loan to Value), so you could finally afford that house you've fallen in love with.

Please find below the details of our current range of 1st Start products.

## 1st Start Fixed Rate

### Up to 95% Loan to Value

■ All information correct as at 26/01/2010 ■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
5.95% fixed	which is a 3 year fixed rate until 31/05/2013, then...	4.8% APR	£799	Higher Lending Charge paid by Lender	3% of the sum repaid until 31/05/2013	VP3
4.00% variable	which is Bank of England Base Rate plus 3.50% for the rest of the mortgage period					

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**To find out more visit your local branch**

### Lending Criteria

- **Age:** Minimum 18. Maximum age for sponsor: 60
- **Term:** Maximum: To normal retirement age (35 year limit). Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 95% up to £350,000, 90% up to £500,000, 85% up to £750,000, 80% up to £850,000, 75% up to £1,000,000
- **Property:** We do not accept shared equity, flats in converted offices or speculatively converted ex Local Authority blocks. Flats, apartments and properties above A1 and A2 commercial use premises are limited to a maximum of 75% Loan to Value
- **Refinance:** Debt consolidation up to 95% Loan to Value (LTV) subject to clean credit history (see General Lending Criteria) where all other standard lending criteria is satisfied
- **Overpayments:** You can repay up to 10% of the mortgage balance each year, based on the outstanding balance as at the previous 31st March, without paying any early repayment or administration charges. Minimum payment of £500
- **Free legal fees for remortgages:** If your product is described as 'Standard legal fees paid by Bank of Ireland Mortgages (for remortgagers only)' we will pay the fees for remortgages only via our nominated solicitors. Terms and Conditions apply, see our General Lending Criteria
- **Income multiples:** Uses the main earning sponsor's income as the primary source and the main child's income as secondary source, either on a joint or +1 basis. 4.5x main allowable income plus 1x second allowable income or 4x joint income
- **Liability:** The sponsor and child are jointly and separately liable for the total mortgage
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

# Buy to Let Mortgages

Whether you've found your first property or want to expand an existing portfolio, we have a range of Buy to Let mortgages that are especially designed for property investors, helping you to make the most of your investment.

Please find below the details of our current range of Buy to Let products.

## Buy to Let Fixed Rates

### Up to 60% Loan to Value

■ All information correct as at 26/01/2010 ■ Bank of England Base Rate is currently 0.50%

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
5.99% fixed	which is a 3 year fixed rate until 31/05/2013, then...	5.3% APR	1.5% of the loan amount	No Higher Lending Charge	5% of the sum repaid until 31/05/2013	VP1
4.50% variable	which is Bank of England Base Rate plus 4.00% for the rest of the mortgage period					

## Buy to Let Fixed Rates

### Up to 75% Loan to Value

Interest Rate	Term	The Overall Cost for Comparison is	Arrangement Fee	Features	Early Repayment Charges	Code
6.49% fixed	which is a 3 year fixed rate fixed until 31/05/2013, then...	5.4% APR	1.5% of the loan amount	No Higher Lending Charge	5% of the sum repaid until 31/05/2013	VP2
4.50% variable	which is Bank of England Base Rate plus 4.00% for the rest of the mortgage period					

**YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**To find out more visit your local branch**

## Lending Criteria

- **Age:** Minimum 21
- **Term:** Maximum: 35 years. Minimum: 10 years (shorter terms considered by exception where we are satisfied that ability to pay exists)
- **Loan Size:** Minimum £25,001
- **Loan tiers:** 75% up to £500,000
- **Property:** We do not accept shared equity, right to buys, or flats in speculatively converted office blocks. Ex Local Authority properties are acceptable subject to a minimum valuation of £90,000 for flats. 'Newly built' flats or maisonettes, or those converted within the last 12 months, are not acceptable. Flats, apartments and properties above A1 and A2 commercial use premises are limited to a maximum of 75% Loan to Value
- **Refinance:** Debt consolidation up to 75% Loan to Value (LTV) subject to clean credit history (see General Lending Criteria) where all other standard lending criteria is satisfied
- **Overpayments:** You can repay up to 10% of the mortgage balance each year, based on the outstanding balance as at the previous 31st March, without paying any early repayment or administration charges. Minimum payment of £500
- **Free legals for remortgages:** If your product is described as 'Standard legal fees paid by Bank of Ireland Mortgages (for remortgagers only)' we will pay the fees for remortgages only via our nominated solicitors. Terms and Conditions apply, see our General Lending Criteria
- **Income multiples:** Ability to pay is assessed on the rental income. For products where the interest rate is described as fixed for 3 or more years the rental income required must be greater than 100% of the interest only payment due on the mortgage. For any other product it must be greater than 118% of the interest only payment due on the mortgage
- **Lending Fee:** £195 (due on completion but payment can be deferred until the mortgage is fully repaid)

# Valuation Fee Scale

This applies to all mortgages

Purchase price/estimated value	Mortgage Valuation Report	Homebuyer's Report
up to £50,000	£180	£310
£50,001 to £75,000	£200	£350
£75,001 to £100,000	£220	£390
£100,001 to £150,000	£240	£430
£150,001 to £200,000	£270	£470
£200,001 to £250,000	£310	£520
£250,001 to £350,000	£360	£570
£350,001 to £500,000	£470	£770
£500,001 to £750,000	£610	£840
£750,001 to £1,000,000	£790	£930

The valuation fee includes an administration fee of £90. Reinspections minimum charge £50 per visit (this includes an administration fee of £8.50).

## Notes

- Remote properties may incur an additional charge to cover extra expenditure involved
- It is important that you tick the box in the 'Items Required' section on page 2 if you require a Homebuyer's Report
- If you require a Full Structural Survey, please confirm in writing and Bank of Ireland Mortgages will commission a Standard Report and ask the Valuer to make contact with you to discuss your requirements. Please note that in order to provide a fast and efficient service, our underwriters will instruct the Valuer as soon as they receive the completed application form
- **Arrangement fee**  
If applicable added to the advance on completion
- **Telegraphic Transfer fee**  
£30 (if applicable) added to the advance on completion
- **Higher Lending Charge**  
A Higher Lending Charge is applicable on all loans over 85% Loan to Value (unless otherwise stated) and is charged for the total amount lent above 75% Loan to Value of the purchase price or valuation, whichever is the lower.  
If your Loan to Value is over 85% you will be charged £7.20 per £100 lent. This can be added to the loan on completion  
Where we obtain this fee, it acts as additional security for our sole benefit. It is essential that all valuations are carried out by a Valuer appearing in the most recent edition of our Valuer's Panel; please contact your local branch for further information

Purchase price/estimated value	Mortgage Valuation Report	Homebuyer's Report
£1,000,001 to £1,500,000	£890	£1,090
£1,500,001 to £2,000,000	£990	£1,230
£2,000,001 to £2,500,000	£1,090	£1,440
£2,500,001 to £3,000,000	£1,190	£1,590
Over £3,000,000 by negotiation		

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# General Lending Criteria

- **Employment status:** Employed, Self Employed, Fixed Term Contracts, Short Term Contracts, and Probation periods are all considered
- **Loan types:** Repayment and Interest Only. These rates are not applicable to Further Loans
- **Lending areas:** Northern Ireland only
- **Property:** Properties built within the last 12 months, or being purchased for the first time since conversion are acceptable up to 90% LTV for houses, and 75% for flats and apartments. We do not accept studio flats. Please note that for Buy to Let mortgages, we do not accept flats or maisonettes built within the last 12 months or being purchased for the first time since conversion. Ex Local Authority properties up to 4 storeys are acceptable
- **Property owner:** We only accept transactions where the seller is the owner or registered proprietor of the property, and has been so for at least 12 months. For all remortgage business the registered owner or proprietor must have owned the property for a period of at least 12 months
- **Early repayment charge:** If you repay all or part of your loan before the end of the early repayment period, we may charge you an Early Repayment Charge to cover any losses we might otherwise incur. When you repay the whole of the loan you must pay us any mortgage release fee we charge at the time of repayment. If you have deferred payment of the lending fee you must also pay this. For part repayments, an additional administration fee applies
- **Clean credit history:** For last 3 years: No mortgage/rent/loan arrears. Max 2 consecutive missed payments on credit/store cards. Max 1 CCJ to £250, not in the last 12 months. Comms/mail order arrears ignored unless scale/frequency is a cause for concern
- **Portability:** All mortgages are portable when redeeming and completing on a new Bank of Ireland Mortgages product. Conditions apply. Please ask for details
- **Free legal fees for remortgages:** If stated in the Offer of Loan, Bank of Ireland Mortgages will pay for the legal fees and disbursements (excluding additional work, see below) and any additional leasehold charges providing the remortgage transaction is handled via Legal Marketing Services, and is completed. The firm of Solicitors is instructed to act for us only. If applicants wish to arrange their own legal representation they will be responsible for the legal costs and disbursements incurred. Please Note: Bank of Ireland Mortgages will not pay for charges relating to additional work outside the scope of a standard remortgage transaction. This includes further valuation reports, related legal services, transfer of equity, deed of postponement, deed of grant, deed of variation, merger of freehold or leasehold title, change of name, telegraphic transfer of surplus funds to borrower, local searches for loans over £750,000, or if an exceptional amount of work is required to correct a defective title. For further details please see our 'Free Legals for Remortgagers' information sheet
- **Arrangement fees:** Payments should not be made at application stage. Bank of Ireland Mortgages will deduct the fee from the loan amount upon completion or add it to the loan amount

Full Lending Criteria is available on request

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