



FOR THE LIFE YOU'RE AFTER

Guide to Switching Your Mortgage to AIB

Get ready to switch your mortgage to AIB

You can switch a mortgage on a house you live in, in Ireland, from any mortgage provider to another, once you are up to date with your payments and the property is not in negative equity.



Get €2,000* when you switch your mortgage to AIB to help cover your costs, we'll pay €2,000* into the current account you use to pay your new mortgage within two months of your mortgage drawdown.

*This payment is increasing from €2,000 to €3,000 for eligible mortgages (PDH only switching to Fixed or Variable rates) which drawdown from 27 May 2024.

We're supporting you with a fair mortgage that includes:

1. A handy Mortgage Switcher Calculator that shows you how much you could save

When you put your details into the Mortgage Switcher Calculator on www.aib.ie, we'll give you an idea of how much you can save over the life of your mortgage by switching to us.

2. Green Mortgage

If you are switching your mortgage to AIB, the Green 5 Year Fixed Interest Rate is available to you if your home already has an energy rating of B3 or higher.

3. New 4 Year Fixed Rate

If you are switching your mortgage of €250,000 or more to AIB, we have a lower fixed rate of interest available. Switchers availing of this rate can also benefit from the €2,000* Switcher cash offer. See aib.ie/highervalue4year for more details.

4. 6 Months Deferred Start

You can hold off paying your mortgage for the first six months after you switch your mortgage to AIB. We will then spread those six months' payments over the rest of your mortgage term so, when you start paying again, your repayment will be a little higher.

It is important to note that at the end of the 6 months, your monthly repayments over the remaining term of your loan will be increased to ensure that your mortgage will be repaid (together with interest due) within its original term.

5. No Fees

We won't charge maintenance and transaction fees on your AIB personal bank account if you use it to pay for your AIB Mortgage.

6. 6 Months Payment Break

If something happens and you need to stop paying your mortgage for up to six months, that's OK, you can apply for a payment break, and then spread the six month balance over the rest of the Mortgage .

It is important to note that at the end of the 6 months, your monthly repayments over the remaining term of your Mortgage will be increased to ensure that your mortgage will be repaid (together with interest due) within its original term.

Find out more at www.aib.ie/mortgages

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Switching is easy once you know what to do

STEP

1

Talk to one of our Mortgage Advisors

To Find out how much you may be able to borrow you can drop in to a branch or phone our switcher team on 0818 303 035.

You can book an appointment with your local Mortgage Advisor by using the “Request a Mortgage Appointment” option on www.aib.ie/mortgages. They’ll make sure you’re on the right track from the very start and will explain the mortgage application process.

STEP

2

Apply for your mortgage

Your Mortgage Advisor will go through the mortgage application form and switching process with you and let you know what documentation you will need to gather for your application, such as pay slips, your most recent statement of earnings e.g. Employment Detail Summary (formerly P60) or P21 to confirm your earnings history and copies of account statements.

You can also download the application form and checklist at www.aib.ie/mortgages or they are available in your local branch

When you’ve given us the information we need to make a decision, we’ll tell you exactly how much you can borrow, we call this Approval in Principle, which means you are one step away from switching to us. It’s not the formal contract, not just yet, but it’s good for the next 6 months.

STEP

3

Get your property valued

We’ll need a valuation for your property. It needs to be completed by one of our valuers. You can arrange this by calling our Central Valuations Team on 0818 100 051.

The valuation will cost you €150.00. If this is carried out more than four months before the requested date of drawdown of the loan or of the final stage payment, a re-valuation will be required and this will cost you an additional €65.00.

STEP

4

Mortgage Letter of Offer

You will need to appoint a solicitor at your own cost, to look after the legal detail of your switcher mortgage, they will act on your behalf to ensure that you understand the loan offer letter and any terms and conditions that apply to the mortgage loan, copies of which are sent to both you and your solicitor.

Once you and your solicitor have reviewed and are happy with the contract, you should both sign it and return it to us.

STEP

5

Insurance – Home and Life Insurance

Before the mortgage amount is transferred to your solicitor to forward to your current mortgage provider, we'll need to see that you have mortgage protection and home insurance in place.

Home insurance – For your own protection as well as ours, it will be a condition in your letter of offer that you insure your property adequately.

Life insurance. These policies are designed to pay off your mortgage in full if you or your co-borrower die unexpectedly. The correct type of life assurance will depend on the amount, term and type of borrowing (you can get this insurance through us or from a life assurance company or broker).

Your Mortgage Advisor can give you a quote for your home insurance and arrange a consultation with an AIB Financial Advisor to discuss your mortgage protection and life cover options. However, you should consider whether your existing insurance policies may be maintained and how you could do this. Your AIB Mortgage Advisor will help you with this.

STEP

6

Releasing the money

Now it's time to complete the mortgage process. Once you have met your solicitor, met all the letter of offer conditions and signed the relevant documentation, the money will be transferred to your solicitor.

The Legal Process for Switching your Mortgage

- Appoint a solicitor and let us know their name and address so we can send them the legal documents.
- Once we approve your mortgage we will send your solicitor a copy of the legal pack. We will send a copy of your Letter of Offer to you and your solicitor.
- You meet with your solicitor to review and sign your Letter of Offer and any other legal documents.
- Your solicitor returns the signed legal documentation to us.
- Once you meet all the conditions of your Letter of Offer, your solicitor will ask us to send them the money to their account.
- We send the money to your solicitor, we send you a letter to confirm your new mortgage.
- Your solicitor will send the money to your existing lender to clear your mortgage with them.

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Other things I need to know when switching to AIB?

- We are required by law to collect and verify your Personal Public Service Number (PPSN) or Tax Reference Number (TRN). So you need to show us an original, PDF or photo of a document showing your PPSN/TRN and full name. For a full list of acceptable documents and more information on how to provide it visit www.aib.ie or your local AIB branch.
- If you have a tracker mortgage with another mortgage provider, you will lose it when you switch to us, so we recommend you get some independent financial advice before deciding to switch your mortgage.
- We can only lend to people over 18.
- If you have an AIB personal current account with us, you may be eligible not to pay any maintenance and transaction fees on this account. All you need to do is set up a direct debit from this account to repay your AIB mortgage. This benefit only applies to this account. When you finish paying your mortgage or close your mortgage account, you may pay fees on this account. Other fees and service charges may apply. See 'A Guide to Fees and Charges on Personal Accounts' on aib.ie or in our branches.
- The longest term we will lend over is 35 years (depending on your age).
- Repayments should be less than 35% of your disposable income.
- Repayments can vary as they depend on the rate you choose.
- We offer fixed rate, variable rate and split rate mortgages.



We're here to help so for more information why not speak to your Mortgage Advisor or phone **0818 303 035** or click on www.aib.ie/mortgages

For more information on switching lenders

<https://www.cpc.ie/consumers/money/mortgages/switching-lenders-or-mortgage/> or changing mortgage type

<https://www.cpc.ie/consumers/money/mortgages/changing-your-mortgage/> please visit the 'Changing your Mortgage' page on the website www.consumerhelp.ie and www.cpc.ie

Warning: If you do not keep up your repayments you may lose your home.

Warning: If you do not meet the repayments on your loan, your account will go into arrears. This may affect your credit rating, which may limit your ability to access credit in the future.

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

Warning: The cost of your monthly repayments may increase.

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

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

(Applies to variable rates only)

The amount you can borrow depends on how much you can afford to repay, typically no more than 35% of your disposable income but will depend on your individual circumstances. Factors considered include your income, financial status and evidence of your ability to repay (including capacity to repay at higher interest rates). Maximum loan amount is 90% of the property value. Minimum loan amount is €25,000. Loans not available to people under 18. You must provide proof of income. Mortgage loans must be secured on the property. Mortgage protection and home insurance are required. You must pay for a valuation of your property. You must use a valuer from the list of AIB approved valuers and the valuation must be dated within 4 months of drawdown. Legal fees will apply, these fees will be determined by negotiation with your solicitor.

A typical €100,000, 20 year mortgage for an Owner Occupier Residential Property with a 'Green' Fixed rate of 3.65% and Annual Percentage Rate of Charge (APRC) 4.00%, this includes 60 monthly fixed repayments of €587.28 and 180 variable payments of €607.47. If the interest rate does not vary (based on today's equivalent variable Rate of 4.15%) during the term of the mortgage, the total cost of credit i.e. the total amount repayable less than the amount of the loan would be €44,853.65 (inclusive of €215.00 valuation report fees and security release fee of €60.00). The total amount repayable would be €144,853.65. The effect of a 1% increase in the prevailing variable rate (4.15%) will add €41.51 to the 180 monthly variable repayments. Available to new and existing customers. Breakage fees may apply in the case of existing customers. Lending criteria, terms and conditions apply. You'll have to show us that the property qualifies for a Green Fixed rate.

Allied Irish Banks, p.l.c. is an authorised agent and servicer of AIB Mortgage Bank u.c. in relation to origination and servicing of mortgage loans and mortgages. Allied Irish Banks, p.l.c. is regulated by the Central Bank of Ireland. AIB Mortgage Bank u.c. are regulated by the Central Bank of Ireland. For regulatory information, visit aib.ie/Mortgages-Regulatory-Information

Branch. Phone. Online.
Call **0818 724 725**
www.aib.ie/mortgages
or Drop in to any branch.

