Mortgage Amendment Form

Use this form to change the date you pay, how often you pay, or the loan rate you pay.

How to complete the form

1 Please use a **BLACK pen**

2 Mark boxes **like this** –
If you make a mistake, **do this** and mark the correct box

3 Please use **BLOCK CAPITAL LETTERS** and leave **one space between each word** A 2

When you have completed the form, please email it to homemortgages@aib.ie or post it to AIB Home Mortgage Operations, Accounts Section, Unit 33, Blackthorn Road, Sandyford Business Park, Sandyford, Dublin 18, D18 E9T3.

Your Details

Customer 1 Name

Customer 2 Name

Mortgage Account Number

YOU NEED A SEPARATE FORM FOR EACH ACCOUNT.

What do you want us to do? Change the date you pay ☐ Change how often you pay ☐ Change the rate you pay ☐

1. CHANGE THE DATE YOU PAY AND/OR HOW OFTEN YOU PAY YOUR LOAN

Pay monthly: ☐

New monthly repayment date: __ __ / __ __ / __ __ __ __

Pay fortnightly*: ☐ **If your mortgage moved to us from Ulster Bank in 2023, you can only pay monthly.*

First fortnightly repayment date**: __ __ / __ __ / __ __ __ __

- **This will be the date of your first fortnightly repayment. The repayment dates will not be the same each month. A repayment after your first fortnightly repayment date will be scheduled 14 days from the previous repayment date. You will need to ensure there are adequate funds in your account to meet your repayments every 14 consecutive days. You will pay 26 equal repayments in any 12-month period.
- If you ask us to make this change close to your current mortgage loan repayment date, we may not have time to make the change this month, but it will happen the following month.
- When you change the date you pay, or how often you pay, the cost of credit, the repayment amount and the end date of your mortgage loan will change.
- We will write to you to tell you what your new repayment amount is, the cost of credit and the end date. If your mortgage is on an alternative fixed repayment arrangement, your letter may not include the cost of credit detail, but you can call us on 0818 251 008 to find out the cost of credit.
- When we write to you and you then want to cancel the change, we have the right to change your account back to the previous arrangement.
- We may not be able to change your repayment back to the exact original repayment amount, as interest accrues daily on your account.
- To cancel the change, you must complete a new Mortgage Amendment Form.
- If you took out your mortgage through a broker, you cannot have fortnightly repayments and your repayment date can only be between the 2nd and the 28th of the month.
- If you have Payment Protection Insurance (PPI) on your mortgage you cannot have fortnightly repayments as PPI can only be collected each month. You can apply for a different Payment Protection Plan through AXA our insurance underwriters. Please contact AXA on 061-737373 if you need this.

2. CHANGE THE LOAN RATE

Please tell us which rate you want to move to.

YOU NEED A SEPARATE FORM FOR EACH ACCOUNT.

You can find the AIB Variable Rate Policy Statement and all our mortgage loan rates in the mortgage section of our website, www.aib.ie.

The interest rate you choose may change between the time you complete this form and when we process it. We will use the interest rate which applies when we process the change you ask for. Your cost of credit and repayment amount will change. We will write to you to confirm your updated mortgage details.

PDH means Primary Dwelling Home, a home in the Republic of Ireland in which you intend to live.

PDH Loan to Value	greater than 80%	50-80%	less than 50%	Buy to Let Rates	
1 Year Fixed LTV	☐	☐	☐	Standard Variable Rate	☐
2 Year Fixed LTV	☐	☐	☐	1 Year Fixed	☐
3 Year Fixed LTV	☐	☐	☐	2 Year Fixed	☐
4 Year Fixed LTV	☐	☐	☐	3 Year Fixed	☐
5 Year Fixed LTV	☐	☐	☐	4 Year Fixed	☐
7 Year Fixed LTV	☐	☐	☐	5 Year Fixed	☐
10 Year Fixed LTV	☐	☐	☐		
Green 5 Year Fixed LTV	☐	☐	☐		
Higher Value 4 Year Fixed LTV	☐	☐	☐		
Variable LTV	☐	☐	☐		

If you have other PDH mortgage accounts for which this property is the security, we will review your overall Loan To Value (LTV) when you also send us a Valuation Report with this request.

IMPORTANT INFORMATION

1. If the loan to value of your PDH property has reduced since you took out your mortgage, we will apply the LTV Variable rate to all PDH Variable rate mortgage accounts appropriate to your LTV. If the LTV of your PDH property has increased, we will not move you to a higher LTV Variable rate.

   If your LTV has reduced, but you do not want us to apply a lower LTV Variable rate, please tick this box ☐

   We do not offer our Standard Variable rate (SVR) for PDH loans, so if you move from this rate you may not be able to go back to it.

   If you are building or renovating your home and we are giving you the mortgage amount in stages, we calculate your LTV on the full mortgage amount.
2. To get an LTV rate you will need to send us a Valuation Report. You must pay for the report, which must not be more than six months old. The Valuation Report must be completed by a Valuer on our panel. Details are on our website, www.aib.ie.
3. You do not need to send us a Valuation Report if you choose:
   a. an LTV rate for the first time on your mortgage loan account and the LTV rate band is the same as the loan to value ratio of your mortgage loan account at the time you took the mortgage out; or
   b. the same LTV rate band that was applied to your mortgage loan account; or
   c. an LTV rate band greater than 80%.

   If you are building or renovating your home and we are giving you the mortgage amount in stages, we don't need a Valuation Report for each stage.
4. If you choose the Green 5 Year Fixed interest rate you will need to show that the property qualifies. You will have to provide either an up to date Building Energy Rating (BER) Certificate showing your property has a BER of A1, A2, A3, B1, B2 or B3 or, if you are in the process of building or renovating your home and planning permission is required, a Building Certificate confirming compliance with nearly Zero Energy Building (nZEB) standards. We will use your property's BER Certificate number to check the BER rating on the Sustainable Energy Authority Ireland (SEAI) National BER Register. The mortgage loan must have a term of at least 5 years.

5. The Higher Value 4 Year Fixed interest rate is available to existing AIB PDH customers if the remaining balance on the mortgage is at least €250,000. Those who have more than one mortgage loan on the same property can avail of the rate if the combined balance of their loans is at least €250,000. For customers in the process of building or renovating their home and drawing down in stages, the Higher Value 4 year Fixed interest rate is available if you are due to borrow at least €250,000. For all customers, the mortgage loan must have a term of at least 4 years remaining.
6. A variable interest rate can go up and/or down resulting in your monthly repayments rising and/or falling over the life of your mortgage loan.

MAKING AN OVERPAYMENT

- With our Fixed rate mortgages, you can overpay your regular repayment up to €5,000 each calendar year for the term of the Fixed rate. We don't charge an early repayment charge for this. If you make an overpayment in December, you need to pay it before 15 December to make sure that it's processed within the current year's overpayment allowance. If you make an overpayment after this date, it may be applied to the following year. If you overpay more than €5,000, or pay off your mortgage in full, we may charge you an early repayment charge. You'll find details of this in the Statutory Notices and Warnings section of this form.
- The advantages of an Overpayment are that it will reduce the cost of credit of your loan. Your scheduled mortgage repayments will also reduce as the balance of your account is reduced. Overpayments will not affect the term of your mortgage or the interest rate.
- The following example shows the effect of making a €5,000 overpayment, where we do not apply an Early Repayment Charge.
  - o At the time of the overpayment the mortgage balance is €200,000 on a Fixed interest rate of 5.25% for 5 years and there is 25 years remaining on the mortgage.
  - o Before the overpayment the total cost of credit is €158,952.80 and the repayments are €1,196.52 per month.
  - o A €5,000 overpayment reduces the cost of credit to €154,978.09 and the repayments to €1,166.61 per month.
  - o In this calculation the interest rate applied for the full mortgage term is 5.25%.
- There are no disadvantages of making an overpayment up to the value specified.

Ulster Bank mortgages that moved to us in 2023

1. If you choose to change the mortgage rate (including any staff preferential interest rate) you had with Ulster Bank to any mortgage interest rate we offer, you will not be able to go back to any rate that Ulster Bank offered.
2. If your mortgage moved from Ulster Bank to us in 2023, you can overpay up to 10% of your mortgage balance (being the balance on 1 January of the calendar year) each calendar year for the term of the Fixed rate. We don't charge an Early Repayment Charge for this. If you overpay more than 10%, or pay off your mortgage in full, we may charge you an Early Repayment Charge. You'll find details of this in the Statutory Notices and Warnings section of this form. An overpayment will reduce the cost of credit of your loan. There are no disadvantages of making an overpayment up to the 10% value specified. We recommend that you get independent financial advice before considering an overpayment on your selected Fixed rate.

The following example shows the effect of making a 10% overpayment, where we do not apply an Early Repayment Charge.

- o At the time of the overpayment the mortgage balance on 1 January of that year is €200,000 on a Fixed interest rate of 5.25% for a period of 5 years and there are 25 years remaining on the mortgage.
- o Before the overpayment the total cost of credit is €159,708.36 and the repayments are €1,198.50 per month.
- o A €20,000 (10%) overpayment reduces the cost of credit to €123,737.42 and the repayments to €1,078.65 per month.
- o In this calculation the interest rate applied for the full mortgage term is 5.25%.

If you close your current mortgage and subsequently sign a new mortgage Letter of Loan Offer with us, then you can no longer avail of the Fixed mortgage overpayment option detailed in point 2 above. The AIB overpayments option detailed above will apply.

Statutory Notices & Warnings

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 COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE.

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

(Note: Applies to variable rate loans only)

WARNING: IF YOU DO NOT MEET THE REPAYMENTS ON YOUR CREDIT AGREEMENT, YOUR ACCOUNT WILL GO INTO ARREARS. THIS MAY AFFECT YOUR CREDIT RATING WHICH MAY LIMIT YOUR ABILITY TO ACCESS CREDIT IN THE FUTURE.

Please be advised that if you do not repay the Mortgage Loan when due then you will be in breach of the terms and conditions of your mortgage and the Lender will take appropriate steps to recover the amount due. This could mean the Lender will commence legal proceedings seeking an order for possession against you, which will affect your credit rating and limit your ability to access credit in the future.

WARNING: THE ENTIRE AMOUNT THAT YOU HAVE BORROWED WILL STILL BE OUTSTANDING AT THE END OF THE INTEREST-ONLY PERIOD.

WARNING: YOU MAY HAVE TO PAY CHARGES IF YOU PAY OFF A FIXED-RATE LOAN EARLY.

Fixed interest rate

When your mortgage loan is on a Fixed interest rate, the interest rate remains the same for the Fixed interest rate term (typically 1 to 10 years). At the end of your Fixed interest rate term, you may choose to switch to:

a) another Fixed interest rate for a further Fixed interest rate term, if we offer it at the time; or

b) to a Variable interest rate for the mortgage loan, if we offer it at the time.

If you do not choose one of these options, the following will happen depending on what type of rate you chose at the beginning of your mortgage. That can be:

PDH Fixed interest rates based on LTV	• We will apply an LTV Variable interest rate to the mortgage loan, based on the LTV Fixed interest rate band that applied to the mortgage loan during the Fixed interest rate term (or the closest available equivalent, as LTV interest rate bands may change); • If we don't offer LTV Variable interest rates at that time, but we do offer a PDH Standard Variable interest rate we will apply the PDH Standard Variable interest rate to the mortgage loan.
PDH Fixed interest rates not based on LTV (Fixed rate began before 11 September 2020)	• If we offer a PDH Standard Variable interest rate at that time, we will apply it to the mortgage loan. • If you choose a new LTV fixed rate after you roll on to our PDH Standard Variable rate, our standard variable interest rate (SVR) will no longer apply when you complete the Fixed interest rate period. See 'Note 2' below for details.
Buy to Let (BTL) Fixed interest rates	• If we offer a BTL Standard Variable interest rate at that time we will apply it to the mortgage loan.

Notes:

1. If we do not offer a PDH or BTL Standard Variable interest rate at that time, we will apply another Variable interest rate determined by us (as a default interest rate for PDH or BTL borrowers) to the mortgage loan.
2. You'll notice from the options in the table that when the term of your Fixed interest rate ends, we will not apply our SVR. This is different to what we outlined in the Terms and Conditions of your mortgage loan. We will instead automatically apply a LTV Variable interest rate, based on the LTV interest rate band that applied to your mortgage loan during your Fixed interest rate period. This will not be a disadvantage to you as any LTV rate we apply will be at least the same or lower than our SVR rate. You can ask us to apply our SVR, but it will not be a better rate than our highest LTV Variable rate available to PDH customers.

EARLY REPAYMENT CHARGE

- **When will you have to pay an Early Repayment Charge (ERC)?**
  At any time when a Fixed interest rate (fixed for a period of at least 1 year) applies to your mortgage loan, you may have to pay us an Early Repayment Charge if you; (i) repay all or part of your mortgage loan early, (ii) make an out of course repayment, or (iii) convert the interest rate on your loan to another interest rate. Any or all of these instances may result in a cost to the bank.
- How do we calculate the Early Repayment Charge?
  We calculate the Early Repayment Charge using the following formula: (A) X (U) X (D %) = € ERC [Early Repayment Charge], where:
  (A): Amount of your mortgage loan being repaid early, or converted to another interest rate.
  (U): Number of months remaining before the Fixed interest rate is due to expire, divided by 12.
  (D%): Difference between your original Fixed interest rate at the start of the Fixed interest rate term, for the full Fixed interest rate term, and the applicable Fixed interest rate offered by the Bank at the time the mortgage loan is repaid or converted, for the period of (U).
  [See note 3 in additional information regarding this calculation below.]
  Example 1: You fix your mortgage loan at a Fixed interest rate of 5.25% for a period of 5 years (60 months). After 3 years (36 months), you repay your mortgage loan in full. The outstanding amount on your mortgage loan at that time is €100,000. The applicable Fixed interest rate used is the 2 year Fixed interest rate being offered by the Bank as there is still 2 years (24 months) remaining on your original Fixed term, e.g. 3.0%. In this case, ERC = (A= €100,000) x (U = 24 months /12) x (D% = 5.25%-3.0%= 2.25%) = €4,500.
  We will also use a market interest rate to calculate the D% component in the formula above. In that case, D% would be the difference between the market interest rate applicable at the start of the Fixed interest rate term, and the market interest rate applicable at the time of the early repayment or conversion, for the unexpired Fixed interest rate term. Note: Market interest rate is determined by the wholesale market. The market interest rates used will be as of close of business on the previous working day to the day the calculation is being completed.
  Example 2 (Additional Calculation): You fix your mortgage loan at a Fixed interest rate of 5.25% for a period of 5 years (60 months). The market interest rate applicable at the start of the Fixed interest rate term is 3.5%. After 3 years (36 months), you repay your mortgage loan in full. The outstanding amount on your mortgage loan at that time is €100,000. The market interest rate applicable at the time of early repayment for the remainder of the Fixed interest term of 2 years is 1.5%. In this case, ERC = (A= €100,000) x (U = 24 months /12) x (D% = 3.5%-1.5%= 2%) = €4,000.
  AIB will calculate the ERC, using both D% components outlined above. We will then compare the outcome of each calculation and will accept the lower amount, as this is the most beneficial to you. In the above example, this would be the ERC of €4,000.
  A specific ERC calculation for your loan can be obtained by request from AIB Home Mortgages, Unit 33,Blackthorn Road, Sandyford Business Park, Sandyford, Dublin 18, D18 E9T3. Further information on the terms used here is available on https://www.aib.ie/our-products/mortgages/Mortgage-Jargon

- **Additional information regarding the calculation**
  We take a number of other factors into account as described below. These will result in a lower ERC than if we did not take these into account. For example:
  1. We consider the reducing balance nature of your mortgage, which will mean that your ERC will be less than the indicative figure produced by the A x U X D% formula.
  2. When the remaining term does not exactly match a term for which there is a rate available, we will use the two closest rates and apply the most beneficial to you. For example, if you have 18 months remaining on your Fixed term, we will use the more beneficial of the 12 and 24 month rates in our calculations.
  3. If there is more than one applicable Fixed interest rate offered by the Bank at the time the ERC is being calculated, we will always use the Fixed interest rate that generates the lower ERC in our calculations.
- **Important Information for customers whose mortgage was previously an Ulster Bank mortgage and transferred to AIB in 2023**
  1. In addition to the above calculation, we will also complete a calculation based on the Ulster Bank Early Repayment Calculation methodology, which would have applied to your loan previously. We will compare the outcome of the Ulster bank methodology and the AIB methodology and accept the lower amount, as this is the most beneficial to you. See below for full details of the Ulster Bank ERC methodology.

  The Borrower must pay to the Lender a sum equal to the lower of (i) six months interest or (ii) a sum to be calculated in accordance with the following formula: (Redeemed Amount x (R – R1) x Time remaining in days until the end of the Fixed Period) divided by 360 where: "Redeemed Amount" means the estimated average loan balance between the time of the proposed repayment or interest rate conversion and the end of the relevant Fixed rate period, assuming that no such repayment or interest rate conversion takes place and that all scheduled repayments of the loan are made by the Borrower under the terms specified in the Loan Offer; Provided that where a Lump Sum Repayment is made, "Redeemed Amount" shall mean the amount of the Lump Sum Repayment; "R" means the interest rate available to the Lender for funds placed in the money market on the start date of the relevant Fixed rate period for the duration of the relevant Fixed rate period; market on the date of the proposed early repayment, Lump Sum Repayment or interest rate conversion for the remainder of the relevant Fixed rate period. The rate applied is based on the remaining Fixed rate term of the mortgage, rounded to the nearest month if less than one year or to the nearest year if greater than one year. "Time" means the number of days from the date of early repayment, Lump Sum Repayment or interest rate conversion to the end of the relevant Fixed rate period. Six months interest is the estimated interest that would be payable in the six months following the proposed repayment or interest rate conversion.

  Worked Example

  In the example below, a customer took out a 5 year Fixed mortgage at a rate of 5.00% on 1 January 2010. On 4 January 2011, the mortgage outstanding was €100,000 and the customer opts to break out of the Fixed rate. The breakage cost calculation is: Redeemed Amount = €87,832.42 R (Market rate on 1 January 2010) = 2.849% R1 (Market rate on 4 January 2011) = 1.713% Time = 1,457 days

  Breakage Calculation = (Redeemed Amount x (R – R1) x Time) divided by 360 = (€87,832.42 x (2.849% – 1.713%) x 1,457)/360 = €4,038.22

  Six Months Interest = €2,500

  Therefore, in this case the customer would be charged the lesser amount of the six months interest, i.e. €2,500.

The following examples may give you an indication of the total amount payable at the end of a typical mortgage.

- A typical €100,000, 20 year mortgage for an Owner Occupier Residential Property with LTV < 50% will have a Variable interest rate of 3.75% and APRC 3.84%, and 240 monthly repayments of €592.48. If the interest rate does not vary 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 €42,467.79 (inclusive of €215.00 Valuation Report fees and security release fee of €60.00). The total amount repayable would be €142,467.79. The effect of a 1% increase in interest rates for such a mortgage will add €52.99 to the monthly repayments.

Customer 1	Customer 2
Signature	Signature
Date (Day / Month / Year) __ __ / __ __ / __ __ __ __	Date (Day / Month / Year) __ __ / __ __ / __ __ __ __

Note: **Signature of account holders (all parties to the loan MUST sign) .**

Lending criteria, terms and conditions apply.