

2. Amend Loan Rate

Please select the rate you wish to move to and complete a separate form for each account you wish to change.

Note: A full list of the mortgage rates (including the current rate price) currently on offer from AIB Mortgage Bank u.c., and the AIB Variable Rate Policy Statement, can be found on the mortgage section on our website www.aib.ie. The interest rate you have selected may change between the time you complete this application form and the time we process it. The interest rate applicable at the time we process the application form will be applied to the loan.

PDH Loan to Value Rates	>80%	50-80%	<50%	Buy to Let Rates	
1 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard Variable Rate	<input type="checkbox"/>
2 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 Year Fixed	<input type="checkbox"/>
3 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Year Fixed	<input type="checkbox"/>
4 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 Year Fixed	<input type="checkbox"/>
5 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 Year Fixed	<input type="checkbox"/>
7 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5 Year Fixed	<input type="checkbox"/>
10 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Green 5 year fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Higher Value 4 Yr fixed LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Variable LTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

If you have other Primary Dwelling Home (PDH) mortgage accounts for which this property is the security, the Bank will review your overall Loan To Value (LTV) upon receipt of the valuation report you provide with this request. If there has been a reduction in your LTV, all PDH variable rate mortgage accounts relating to this property will be moved to the LTV variable rate associated to your current LTV as part of the rate change process. The Bank will never move you to a higher LTV based variable rate if there is an increase in your LTV. Please note that we no longer offer our Standard Variable Rate (SVR) for PDH loans*, so if you move from this rate you may not have the opportunity to avail of it again. A full list of the mortgage rates currently on offer from AIB Mortgage Bank u.c. are available on www.aib.ie

If you do not wish for the bank to apply the LTV variable rate to your account(s) as described, please tick this box

*If you entered into your PDH Letter of Loan Offer before 11th September 2020 and you do not exercise a choice at the end of your LTV based fixed interest rate period, you should be aware that the interest rate that will apply to your mortgage loan after the expiry of your fixed rate period will be different to the interest rate outlined in the Terms and Conditions of your mortgage loan. Our standard variable interest rate (SVR) will no longer apply. We will instead apply an LTV variable interest rate, based on the LTV interest rate band that applied to your mortgage loan during your fixed interest rate period. You have not been disadvantaged by the removal of our SVR as our highest LTV variable rate will always be equivalent to, or lower than, our SVR rate. You can still request that our SVR be applied to your mortgage loan, however, our SVR will never be more advantageous to you than our highest LTV variable rate available to PDH customers.

When completed, please return this form by email to homemortgages@aib.ie or alternatively by post to AIB Home Mortgage Operations, Accounts Section, Unit 33, Blackthorn Road, Sandyford Business Park, Sandyford, Dublin 18, D18 E9T3.

Important Information

- To avail of a (LTV) rate you will need to provide an up to date valuation report completed by an AIB approved valuer.
 - you are responsible for the cost of the valuation report.
 - the valuation report must be dated within the past 6 months.
 - the valuation report must be completed by an approved valuer from the AIB Residential Mortgage Valuer's Panel (details are on our website, www.aib.ie).
- There are three exceptions to where a valuation report is required:
 - If you choose an LTV rate for the first time on your mortgage loan account and the LTV rate band is the same as the original loan to value ratio of your mortgage loan account at the time of drawdown; or
 - If you choose the same LTV rate band that was previously applied to your mortgage loan account; or
 - If you choose a >80% LTV rate band
- With AIB fixed rate mortgages, you can make overpayments, over your normal regular payment of 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, this needs to be paid no later than 15 December to make sure that it's processed within the current year's overpayment allowance. While we will try to process all overpayments by the end of the current year, if you make an overpayment after this date, it may be taken from the following year's allowance. Any additional overpayment above €5,000, or early full redemption of your mortgage, may result in an early repayment charge as described in the statutory notices and warnings section of this letter.

Advantages - An overpayment will reduce the cost of credit of your loan. Your scheduled mortgage repayments will reduce in line with the reduced balance of the account, while the remaining term and your current rate of interest remains unchanged.

The following example illustrates the effect of making an overpayment up to the limit, without an early repayment charge.

At the time of the overpayment the mortgage balance is €200,000 on a fixed interest rate of 5.25% for a period of 5 years (60 months) and there is 25 years remaining in the term of the mortgage.

No overpayment – total cost of credit is €158,952.80, repayments of €1,196.52 per month.

€5,000 overpayment is made - total cost of credit is €154,978.09, repayments of €1,166.61 per month.

In the calculation above we are assuming the interest rate applied for the full mortgage term is 5.25%.

If you would like more information on the cost of credit before you make an overpayment, please contact us on the number above. Disadvantages - There are no disadvantages of making an overpayment up to the value specified.

4. For customers whose mortgage was previously an Ulster Bank mortgage and transferred to AIB in 2023, you can overpay up to 10% of your mortgage balance (being the balance as of January 1st of the calendar year) each calendar year for the term of the fixed rate. We don't charge an early repayment charge (ERC) for this. Any additional overpayment above 10%, or early full redemption of your mortgage, may result in an early repayment charge as described in the Statutory Notices & Warnings within this form. Please contact us if you wish to discuss your overpayment options.

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 illustrates the effect of making an overpayment up to the 10% limit, without an early repayment charge. At the time of the overpayment the mortgage balance as of 1 January of that year is €200,000 on a fixed interest rate of 5.25% for a period of 5 years (60 months) and there is 25 years remaining in the term of the mortgage.

a) No overpayment – total cost of credit is €159,708.36, repayments of €1,198.50 per month.

b) €20,000 (10%) overpayment is made - total cost of credit is €123,737.42, repayments of €1,078.65 per month.

In the calculation above we are assuming the interest rate applied for the full mortgage term is 5.25%.

Note: If you close your current mortgage and subsequently sign a new mortgage Letter of Loan offer with AIB, then point 3 above will apply to your new mortgage and you can no longer avail of the fixed mortgage overpayment option detailed in point 4.

5. Fixed rate options may incur an early repayment charge if you wish to exit before the end of the fixed period. See below for details on how early repayment charges are calculated.
6. If you wish to choose the Green 5 Year Fixed Interest Rate, you will be required to provide a copy of a valid and up to date Building Energy Rating (BER) Certificate evidencing that your property has a BER of A1, A2, A3, B1, B2 or B3. You must also have 5 years or more remaining on the term of your mortgage loan. If you do not have a copy of your BER certificate, see aib.ie for further information. Please note that we will use your property's BER Certificate number to validate the BER rating on the Sustainable Energy Authority (SEAI) National BER Register.
7. The Higher Value 4 Year fixed LTV interest rate is available to existing AIB PDH customers if the remaining balance on the mortgage is at least €250,000 and has a term of 4 years or more. 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. The rate can only be applied to loan account(s) where a term of 4 years or more remains on a loan.
8. 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.
9. As a result of choosing a new rate for your mortgage loan, the cost of credit and repayment amount on your mortgage loan will change. If you would like further information on this please contact us on 0818 251 008.
10. LTV means, "Loan to Value" i.e. the loan amount as a percentage of the value of the property.
11. >Means "Greater Than" and >= means "Greater Than or Equal To".
12. < Means "Less Than" and <= means "Less Than or Equal To".
13. PDH means, "Private Dwelling House".
14. Yr means Year.

Important Information for customers whose mortgage was previously an Ulster Bank mortgage and transferred to AIB in 2023

1. If you choose to convert your existing mortgage interest rate (as per your agreement with Ulster Bank) to any mortgage interest rate offered by AIB (as included in this rate amendment form), then you will not, under any circumstances, be subsequently permitted to revert to any mortgage interest rate previously available in Ulster Bank.
2. If you choose to convert your existing staff preferential interest rate (as per your agreement with Ulster Bank) to any interest rate offered by AIB (as included in this rate amendment form), then you will not, under any circumstances, be subsequently permitted to revert to that interest rate previously available in Ulster Bank.

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

While on a fixed interest rate, the interest rate and mortgage repayment remains the same for the agreed fixed interest rate period (typically 1 to 10 years). During this time the interest rate will not change.

At the end of your fixed interest rate term, you may choose between:

- (a) another fixed interest rate for a further fixed interest rate term if we offer it at the time; or
- (b) an appropriate variable interest rate for the Mortgage Loan if we offer it at the time.

PDH Fixed Interest Rates based on LTV

If your Mortgage Loan is for your PDH and is on an LTV fixed interest rate, and at the end of any fixed interest rate term you do not choose one of the options described in (a) or (b) above then:

- (i) 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, because LTV interest rate bands may change, the closest available equivalent); or
- (ii) 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 such PDH standard variable interest rate to the Mortgage Loan; or
- (iii) if we offer neither LTV variable interest rates nor a PDH standard variable interest rate at that time, another variable interest rate determined by us that we offer at that time (as a default interest rate for PDH borrowers) will be applied to the Mortgage Loan.

PDH Fixed Interest Rates not based on LTV

If your Mortgage Loan is for your PDH and is on a fixed interest rate other than an LTV fixed interest rate, and at the end of any fixed interest rate term you do not choose one of the options described in (a) or (b) above, then:

- (i) if we offer a PDH standard variable interest rate at that time, we will apply it to the Mortgage Loan; or
- (ii) if we do not offer a PDH standard variable interest rate at that time, another variable interest rate determined by us that we offer at that time (as a default interest rate for PDH borrowers) will be applied to the Mortgage Loan.

BTL Fixed Interest Rates

If your Mortgage Loan is for a BTL property, and at the end of any fixed interest rate term you do not choose one of the options described in (a) or (b) above, then:

- (i) if we offer a BTL standard variable interest rate at that time we will apply it to the Mortgage Loan; or
- (ii) if we do not offer a BTL standard variable interest rate at that time, another variable interest rate determined by us that we offer at that time (as a default interest rate for BTL borrowers) will be applied to the Mortgage Loan.

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: $(A) \times (U) \times (D \%) = \text{€ ERC [early repayment charge]}$, 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, $\text{ERC} = (A = \text{€}100,000) \times (U = 24 \text{ months} / 12) \times (D\% = 5.25\% - 3.0\% = 2.25\%) = \text{€}4,500$.

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, $\text{ERC} = (A = \text{€}100,000) \times (U = 24 \text{ months} / 12) \times (D\% = 3.5\% - 1.5\% = 2\%) = \text{€}4,000$.

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 $A \times U \times D\%$ 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.

- Owner Occupier Property**

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

Signature

Day Month Year

Date / /

Customer 2

Signature

Day Month Year

Date / /

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

Lending criteria, terms and conditions apply.