

# EBS Back in Cash Application Form

# AS MUCH AS 3% BACK IN CASH

**2% Back in Cash when you draw down your new mortgage.  
And an additional 1% of the mortgage Back in Cash in Year 5.**

That's as much as 3% Back in Cash of the value of the mortgage, if you are a first time buyer, mover, or switching your mortgage to EBS.

**NO FUSS:** Cash straight to your mortgage payment account.

**NO HASSLE:** Mortgage meetings anytime. Before work, after work and weekends.

## EBS BACK IN CASH MORTGAGE OFFER

- **2% Back-in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount. We will pay this 2% into the current account you use for mortgage repayments within two months of you taking out the mortgage.
- **1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the fifth year anniversary of your mortgage draw down date.

## TO GET THE 2% EBS BACK IN CASH MORTGAGE OFFER

- Take out the mortgage loan between 1 January 2019 and 31 of December 2025.
- You must be a mortgage customer who is a first time buyer, a mover, purchasing a holiday home or switching a mortgage loan to us.
- You are buying a property in Ireland you intend to live in or switching a mortgage loan to us for a property you live in.
- You are taking a 2 Year Fixed Rate, 3 Year Fixed Rate, or 5 Year Fixed Rate. The up to 3% Back in Cash offer is not available on any Variable Rate (including the Tracker Interest Rate Retention Product, 1 Year Fixed rate or the Green 4 Year Fixed rate).
- We receive a completed EBS Back in Cash application form from you and we accept it.
- You must have a direct debit set up on the current account you use for the mortgage repayment.
- If you have a self-build mortgage loan - see below.

## TO GET THE EBS 1% BACK IN CASH ON THE FIFTH ANNIVERSARY OF YOUR MORTGAGE LOAN DRAW DOWN YOU ALSO NEED TO:

- Have already received the EBS 2% Back in Cash on your mortgage loan account.
- Have your mortgage loan account still open with us.
- On the fifth anniversary of your mortgage loan draw down, you do not need to be on a specific rate type to get the EBS 1% Back in Cash.

## IF YOU HAVE A SELF-BUILD MORTGAGE LOAN

**You must take out the first part of your mortgage loan between 1 January 2019 and 31 December 2025. If so:**

- We will pay you 2% of the amount of each stage payment of the mortgage loan which you have taken out within 18 months of the first stage payment. We will pay this 2% into the current account you use for mortgage repayments within two months of each stage payment.
- We will pay you 1% of each stage payment of the mortgage loan. Only those stage payments which took place within 18 months of the first draw down will be eligible for the additional 1% payment.
- We will pay this 1% into the current account you use for mortgage repayments within two months of the fifth year anniversary of each of the stage payments of the mortgage loan. For example, if the mortgage stage payments took place on 12 February 2019, 12 of June 2019 and 12 October 2019 then you can expect to get a payment by the 12 April 2024, 12 August 2024 and the 12 December 2024. Each payment will represent 1% of the corresponding stage payment amount.
- Any stage payment occurring after 18 months of the first stage payment will not qualify, for the 2% or 1% Back in Cash Offer.

## YOU CANNOT HAVE THE EBS BACK IN CASH MORTGAGE OFFER IF:

- You are a mortgage customer of ours who is topping up their loan or transferring the title of the mortgage loan.
- You have already benefitted from the previous EBS 2% Back in Cash Offer for a mortgage loan on the same property.
- You are drawing down a Buy To Let mortgage with us.
- You are taking any Variable Rate (including the Tracker Interest Rate Retention Product), 1 Year fixed or the EBS Green 4 Year Fixed Rate.

## IMPORTANT INFORMATION

- If you have a tracker mortgage with another mortgage provider, switching your mortgage to EBS means you will lose your existing tracker rate. We recommend you get independent financial advice before deciding to switch your mortgage.

## OUR UP TO 3% BACK IN CASH OFFER TERMS AND CONDITIONS ARE AS FOLLOWS:

- On the fifth anniversary of your mortgage loan draw down, you do not need to be on a specific rate type to get the EBS 1% Back in Cash.
- The offer is not available if you draw down your mortgage on any variable rate (including the Tracker Retention Product), 1 Year Fixed Rate or the Green 4 Year Fixed Rate.
- The offer will have no effect on the cost of your mortgage credit whether you take it up or not.
- You may wish to seek independent advice before taking out this offer.
- If you have a tracker mortgage with another lender you will lose that tracker mortgage if you switch your mortgage to us so we recommend that you get independent legal and financial advice on this application.
- We reserve the right to amend, withdraw or terminate the offer or substitute the offer with another or alter the specification of the offer without prior notice. Should the offer be amended, terminated or withdrawn, we will endeavour to inform all affected customers and will provide a similar alternative offer that meets with our regulatory obligations.
- Advantages of availing of the incentive: You receive 2% of the value of the mortgage Back in Cash within two months after draw-down of your funds. You will also receive a further 1% of the value of the original mortgage Back in Cash within two months of the fifth year anniversary of the mortgage loan drawdown date. Subject to the terms and conditions in this document.
- Disadvantage of taking up the offer: If you choose to take the Back in Cash Offer you cannot select a Variable Rate (including the Tracker Interest Rate Retention Product), the 1 Year fixed Rate or the EBS Green 4 Year Fixed rate when you draw down your mortgage loan.

## LET'S TAKE AN EXAMPLE

- A couple opted to borrow €100,000 over 20 years.
- They also qualify for the Back in Cash offer.
- They made sure to set up a Direct Debit on their current account used for the mortgage repayment.
- The drawdown takes place between 1st January 2019 and 31st December 2025.
- That means they receive €2,000 Back in Cash, paid into the current account funding the mortgage at drawdown. And an additional €1,000 Back in Cash in Year 5 of the mortgage.

Now they just have to decide what to do with the money.



# BACK IN CASH application form

Mortgage Loan Account Number: \_\_\_\_\_  
Mortgage Master Name: \_\_\_\_\_  
Mortgage Master Signature: \_\_\_\_\_  
Office: \_\_\_\_\_

If you want to apply for the EBS Back in Cash as detailed in the attached Back in Cash brochure, please complete this application form and return it to your EBS office, together with a completed Mortgage application form including the appropriate supporting mortgage documentation.

## DECLARATION SECTION

I/We, confirm that:

- I/we have read and understood the eligibility criteria and the terms and conditions of the EBS Back in Cash offer;
- in the event that I/we have an existing tracker mortgage with another lender then I/we understand that I/we will lose my/our entitlement to a tracker mortgage rate. I/we have been recommended to seek independent legal and financial advice in respect of this application;
- I/we confirm that I/we are completing this EBS Back in Cash application form in conjunction with the EBS Mortgage application form which details the terms and conditions of the mortgage loan including the warnings, declarations, authorisations and consents;
- I/we understand that the mortgage loan is subject to eligibility criteria and lending terms and conditions and that security and appropriate insurances are required;
- I/We understand that the offer is not available if I/we draw down our mortgage loan on any Variable Rate (including the Tracker Interest Rate Retention Product), 1 Year Fixed Rate or the Green 4 Year Fixed Rate;
- I/ we understand that on the fifth anniversary of my/our mortgage loan draw down, I/we do not need to be on a specific rate type to get the EBS 1% Back in Cash; and
- I/we have received the EBS Terms of Business.

### 1st APPLICANT

Borrower Name (Print Name)

Signature of Borrower

Date

### 2nd APPLICANT (if any)

Borrower Name (Print Name)

Signature of Borrower

Date



## IMPORTANT INFORMATION

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, A HIRE-PURCHASE AGREEMENT, A CONSUMER-HIRE AGREEMENT OR A BNPL AGREEMENT IN THE FUTURE.

WARNING: The cost of your monthly repayments may increase.

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

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.

If you cancel or make a claim for reimbursement of a direct debit repaying your mortgage account, and fail to make alternative arrangements for payment, your account will go into arrears.

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 purchase price or valuation whichever is lower. 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. The property must be within the Republic of Ireland. Mortgage protection and home insurance are required. You must pay for a valuation of your property, this must be carried out by a valuer on our panel of valuers and 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 LTV greater than 80% will have a variable interest rate of 4.15% and APR 4.3%\*, and 240 monthly repayments of €613.91. If the APR 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 €47,554.23, (inclusive of valuation report fees of €215.00). The total amount repayable would be €147,554.23. The effect of a 1% increase in interest rates for such a mortgage will add €54.36 to the monthly repayments. Note: The above notice in respect of adjustments to repayment rates will not apply during any period when the loan is at a fixed rate. If you or your dependants intend to use the property as a principal place of residence, you must show evidence of mortgage protection insurance, unless you are exempt under the Consumer Credit Act 1995. Maximum loan to value of Owner Occupier Residential Properties - 90% of purchase price or valuation whichever is lower. Up to 80% loan to value is available for a studio apartment valued at €275,000 or above or a one-bedroom property. Lending levels are subject to monthly repayment burden, typically not exceeding c. 35% of borrower's disposable income and will vary according to individual circumstances. Mortgage loan requests are considered on the basis of proof of income, financial status and demonstrated repayment capacity (including capacity to repay at higher interest rates). Loans not available to people under 18. Mortgage loans are secured by a first legal mortgage/charge over your property. The property must be within the Republic of Ireland.

\*Some costs are not known to us and are therefore not included in the annual percentage rate of change (APRC). These costs are detailed in the Letter of Offer. The costs associated with a BER certificate are not known to us. Your assessor will tell you how much this costs. The APRC is the total cost of the loan expressed as an annual percentage. The APRC is provided to help you compare different offers.

Lending criteria, terms & conditions apply. EBS d.a.c. is regulated by the Central Bank of Ireland. This offer is valid until 31st December 2025.

## Get in touch

Call us 0818 654322  
Drop in to any branch  
Visit [ebs.ie/mortgages](https://ebs.ie/mortgages)

