

Schedule of Fees and Charges for:

- Home Loan
- Buy to Let
- Commercial
- Mortgage Loan
(following a voluntary sale for loss)

This leaflet provides details of the fees and charges that may apply for borrowers where legal proceedings have commenced in relation to the repossession of a mortgaged property or, in the event where no property is held, the recovery of any outstanding balance.

Home Loan, Buy to Let and Commercial Mortgage Borrowers

Legal Proceedings

The estimated costs for legal proceedings for repossession of a Home Loan, Buy to Let or Commercial property are in the region of €4,500 per property, where the court proceedings for possession of the mortgaged property are not defended by the borrower. Where the court proceedings are contested, or if adjournments are granted, a higher figure for costs may apply. All costs will be added to the outstanding loan balance and are payable by the mortgage holder. You will receive notification of fees as they are applied. Where you have retained your own legal advisors you will also be liable for these costs.

All costs relating to the maintenance of the property until a sale is secured will be added to the outstanding balance and are payable by the mortgage holder. All costs relating to the sale of the property will be deducted immediately from the sale proceeds. In the event that EBS sells the property at a loss, the mortgage holders will remain liable for the shortfall of the debt.

**EBS d.a.c. is regulated by
the Central Bank of Ireland.**

The EBS logo consists of the letters 'EBS' in a white, bold, serif font, centered on a solid red rectangular background. The logo is positioned in the bottom right corner of the page.

Additional charges such as the services of a receiver (only applicable to Buy to Let and Commercial Mortgages) or a tracing agent may apply. The costs of such action will vary dependant on the nature and quantity of security held by EBS and the circumstance of each case. In the event that such a charge is incurred it will be applied to the loan balance to be paid to the mortgage holder.

For transparency all charges incurred in the process of selling the property will be displayed on an account statement following disposal of the property.

Property Valuation

Should a revaluation of the property be required the cost of the valuation may be applied to the loan account. (In certain instances of Voluntary Sale for Loss cases, this cost may be paid by EBS).

Mortgage Loan (following a voluntary sale for loss)

Legal Proceedings

The estimated costs for legal proceedings for recovery of an outstanding balance are in the region of €3,500, where the court proceedings for recovery of the balance are not defended by the borrower. Where the court proceedings are contested, or if adjournments are granted, a higher figure for costs may apply. All costs will be added to the outstanding loan balance and are payable by the account holder. You will receive notification of fees as they are applied. Where you have retained your own legal advisors you will also be liable for these costs.

Additional charges such as the services of a tracing agent may apply. **The costs of such action will vary dependant on the circumstance of each case.** In the event that such a charge is incurred it will be applied to the loan balance to be paid by the account holder.

All Mortgages Borrowers - Unpaid Item Charges

There is no charge applied to your account for unpaid direct debits, unpaid cheques or unpaid standing orders.

Please note – fees and charges may vary based on the nature of your loan. The above costs are estimated figures only.

Effective from 1st January 2012 until further notice.

