



10 Molesworth Street,
Dublin 2, D02 R126
Tel: 01 665 9000
Fax: 01 665 9050
www.ebs.ie
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FOR OFFICE USE ONLY

Office Manager Name
Office Manager Signature
Office

HOME LOAN INTEREST RATE APPLICATION FORM

1. Customer Details

Loan Account Number	
First Applicant	Second Applicant
First Name:	First Name:
Surname:	Surname:

2. Our Mortgage Interest Rates

You can find all our interest rates on our website at www.EBS.ie

Please read through the Important Information before selecting your preferred rate type below.

This form should not be used if:

- Your mortgage loan is on a buy to let/ investment property rate. Please contact your local EBS office if you are on a buy to let/investment property rate and you wish to convert your mortgage loan to a different rate.
- You are a new EBS customer looking for a variable rate at drawdown.

Loan to Value Variable PDH Rate Types (PDH means you are buying a home you intend to live in) Tick one box only

PDH LTV > 80% Variable Rate	<input type="checkbox"/>	If you want to select a Loan To Value variable rate you may need to provide an up to date valuation report. Further information on when a valuation report is required is included in the Important Information section.
PDH LTV >50% <=80% Variable Rate	<input type="checkbox"/>	
PDH LTV <=50% Variable Rate	<input type="checkbox"/>	
		To confirm whether you can select a LTV rate we recommend that you contact your local EBS office or the EBS Customer Contact Centre on 0818 654 322.

Fixed PDH Rate Types

PDH 1 Year Fixed	<input type="checkbox"/>	PDH 2 Year Fixed	<input type="checkbox"/>	PDH 3 Year Fixed	<input type="checkbox"/>
PDH EBS Green 4 Year Fixed*	<input type="checkbox"/>	PDH 5 Year Fixed	<input type="checkbox"/>		

*Please see the Important Information section points 9, 10 and 11.

For further information on our variable rates see our EBS Variable Rate Policy Statement on www.ebs.ie/mortgages/mortgage-interest-rates.

When completed, please return this form by email to info@ebs.ie or alternatively by post to EBS d.a.c, 10 Molesworth Street, Dublin 2, D02 R126.

3. Data Protection

For information about how we collect personal information about you, how we use it and how you can interact with us about it, see our data protection notice in our EBS offices and on our website at www.ebs.ie/dataprotection. It may change from time to time.

4. Important Information

- We will apply the interest rate that is applying at the time we process your application.
- As the Loan to Value of the property decreases, you may be able to switch to a lower LTV rate band. If you wish to choose one of our PDH Loan to Value (LTV*) rates you may need to provide us with an up to date valuation report. A valuation report will not be required in the following circumstances:
 - If you choose an LTV interest rate based on an LTV rate band that has previously been applied to your mortgage loan or;
 - If you choose a >80% LTV rate band
- The valuation report must be completed by an approved valuer from the EBS Residential Mortgage Valuer's Panel and dated within the past 6 months (details are on our website, www.ebs.ie). We need the valuation report to ensure you qualify for the relevant LTV rate band. You are responsible for the cost of the valuation report.
- While the loan is on a fixed rate;
 - You cannot change your mortgage repayments to a different amount; and
 - The Term of your mortgage loan cannot be reduced below the term of the fixed rate period.

5. Once your fixed rate request is received in an EBS Registered Office and the fixed rate is applied to your mortgage loan, you may only request to cancel this change within the same month the fixed rate request was received without incurring an early breakage charge.
6. When a fixed interest rate term ends, the interest rate on your loan will default to the Standard Variable Interest Rate (SVR*) then offered by us unless you choose an alternative interest rate, if on offer by us at that time. We will write to you at least 60 days before your fixed rate period is due to expire with a summary of the rate options available at that time.
7. You can exit a fixed rate before the end of the fixed rate period however this may incur an early breakage charge if you do so. Details of how an early breakage charge is calculated are provided later in this document.
8. The applicable SVR or LTV variable interest rate at that time your fixed rate period expires may be higher than the interest rate you currently hold. The effect of this will be that the new repayment(s) on your mortgage loan may be higher, which could result in you paying more in total over the full term of your mortgage loan (your cost of credit*) compared to the total cost of your mortgage loan if you do not select a fixed rate.
9. The EBS Green 4 Year Fixed Rate Mortgage is available for new and existing customers if you are a first time buyer of a home, moving to a new home, buying a holiday home, topping-up an existing mortgage, or switching a mortgage to EBS. It is also available to Self-Build Mortgage Customers who have yet to drawdown their first stage payment. The mortgage loan can be used to buy or build a home in Ireland that you intend to live in or if you are switching that mortgage loan to us. You can also apply for the EBS Green 4 Year Fixed Rate Mortgage if you are moving home and your negative equity mortgage is with us. Your property must have a BER Certificate with a rating of A1, A2, A3, B1, B2 or B3 and the BER Certificate must be dated in the last ten years.
10. You cannot have the EBS Green 4 Year Fixed Rate if:
 - You are a Self-Build Mortgage Customer receiving stage payments and your first stage payment was not drawn down on the Green 4 Year Fixed Rate;
 - You don't have a BER Certificate with a rating of A1, A2, A3, B1, B2 or B3;
 - The property's BER Cert is more than 10 years old; or
 - Your existing mortgage loan is a Buy to Let mortgage.
11. The terms and conditions of the EBS 'Up to 3% Back in Cash' offer have been updated and;
 - This offer is not available if you drawdown on the EBS Green 4 Year Fixed Rate Mortgage.
 - The offer is not available on any Variable Rate (including the Tracker Interest Rate Retention Product) and the 1 Year Fixed Rate.

For more information on the Terms & Conditions see <https://www.ebs.ie/mortgages/back-in-cash>

*See Explanatory Notes section for more detail

Glossary of Terms

- LTV means, "Loan to Value" i.e. the loan amount as a percentage of the value of the property.
- >Means "Greater Than" and >= means "Greater Than or Equal To".
- < Means "Less Than" and <= means "Less Than or Equal To".
- PDH means, "Private Dwelling House".

5. Explanatory Notes

Cost of Credit

The cost of credit is the additional amount charged, over and above the amount borrowed, that the borrower has to pay. It includes interest and any other charges. The cost of credit of your mortgage loan may be higher than if you had continued to repay your mortgage loan on your current interest rate.

Fixed rates can provide certainty, as your interest rate and monthly repayments are fixed for a set time. Although a fixed rate means your repayments cannot increase for a set period of time, it also means that your repayments will not fall during the fixed rate period even if interest rates were to decrease during this time. As a result, you could miss out on lower interest rates and therefore lower repayments.

Variable rates offer flexibility. They allow you to pay extra off your mortgage loan without having to pay any penalties. However, because variable rates can rise and fall, your mortgage repayments can go up or down during the term of your loan.

Loan to Value (LTV) Your LTV is the percentage representing the difference between your loan amount and the value of your property. For example, if you have a mortgage of €80,000 on a property valued at €100,000, your LTV rate band would be 80%.

Loan to Value (LTV) variable interest rates

LTV interest rates are available to most owner occupier mortgage customers and may require an up to date valuation report. The LTV variable interest rate available to you depends on your Loan to Value. The LTV variable interest rate can rise and fall which means your mortgage repayments can go up or down during the term of your loan.

Top up mortgage loans: LTV interest rates are not currently available to owner occupier customers at initial drawdown of a top up mortgage loan but may be available after drawdown.

Standard Variable Interest Rate (SVR)

The SVR is available to all owner occupier mortgage customers. Customers who avail of this rate at loan draw-down remain on this rate for the duration of the loan term, unless they request to switch to a fixed rate or to a 'LTV' variable interest rate. The SVR is the applicable variable rate for customers at initial drawdown of a top up loan. If you fix your interest rate for a period of time, your interest rate will default to the SVR then offered by us at the end of the fixed rate period unless you choose an alternative interest rate, if on offer by EBS to you at that time. The SVR is not based on your LTV rate band. The SVR can rise and fall which means your mortgage repayments can go up or down during the term of your loan.

6. Customer Declaration and Signature

I/We confirm that I/We have read and understand the Important Information section. I/We understand it is not possible to apply for the EBS Green 4 Year Fixed Rate and the EBS 'up to 3% Back in Cash' offer at the same time. I/We understand that as of the 24th August 2022, the EBS 'Up to 3% Back in Cash' offer will not be available on any LTV variable rate or the 1 year fixed rate.

First Applicant	
Signature:	Print Name:
Date:	

Second Applicant	
Signature:	Print Name:
Date:	

Note: Amendments must be signed and dated by all parties to the loan

All Mortgage Loans

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

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.

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

This document forms part of the existing documentation governing this loan, the conditions of which are outlined in the application form, Offer letter, the EBS Home Loan Conditions and the Standard Housing Loan Mortgage General Conditions.

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 repossession against you, which will affect your credit rating and limit your ability to access credit in the future.

Variable Rate Loans

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

Warning: The cost of your monthly repayments may increase.

Fixed Rate Loans

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

An early breakage charge is payable in the following cases where the fixed rate period has not expired:

- 1. If a capital payment or full repayment is made to the loan, or
- 2. If the loan is converted to a variable rate, or
- 3. If the loan is converted to another fixed rate.

Calculation of an Early Breakage Charge:

The formula to calculate the early breakage charge is: amount (A) x remaining term in days divided by 365 (U) x difference in cost of funds (D%)

Definition of Terms used in this formula:

Amount (A)	This is the amount being repaid early or the amount being converted to a variable rate or another fixed rate period.
Remaining term in days (U)	Remaining number of days left before the fixed rate is due to expire.
Difference in cost of funds (D%)	The difference between the original cost of funds and the cost of funds for the fixed rate period remaining.
Original cost of funds	The cost of funds for EBS d.a.c. for the fixed rate period at the time the fixed rate period commenced.
Costs of funds for the fixed rate period remaining	The cost of funds used will be as of 5pm the day previous to the request to calculate the early breakage charge.

Worked Example: Set out below is a worked example of how an early breakage charge would be calculated.

Assume a 5 year fixed rate loan. Full Repayment of €100,000 after 3 years (A); Remaining Term is 2 (U); Difference in Cost of Funds 2% (D). The early breakage charge would be as follows:

(A) 100,000 x (U) 2 x (D) 2% = €4,000.

STANDARD LENDING TERMS AND CONDITIONS APPLY.

EBS d.a.c.: Registered Office: 10 Molesworth Street, Dublin 2, D02 R126. Registered in Ireland, No. 500748.
EBS d.a.c. is regulated by the Central Bank of Ireland.