



# The home owner's guide to switching your mortgage

# SWITCHER MORTGAGE

Even if you've been thinking it's time to take a fresh look at your mortgage, you might put off switching because you think it will be too time-consuming and stressful. Well, it doesn't have to be that way.

Switching to EBS is simple and straight forward and could save you thousands in interest over the term of your mortgage.

## WHAT IS A SWITCHER MORTGAGE?

A 'Switcher' Mortgage is one where EBS is re-financing or taking over an existing mortgage borrowing from another mortgage provider.

## THE SWITCHER MORTGAGE PROCESS

**YOUR MORTGAGE APPOINTMENT:** A good place to start is to make an appointment to talk to a Mortgage Coordinator at your local EBS. You can book a mortgage meeting with an EBS Mortgage Coordinator by using the "Book a mortgage meeting" option on [www.ebs.ie](http://www.ebs.ie). Your Mortgage Coordinator will go through the mortgage application form and switching process with you and let you know what documentation you will need to gather for your application, such as pay slips, Employment Detail Summary (formerly P60) and copies of account statements.

You will be asked to complete a Mortgage Application Form. You can also download the application form and checklist at [www.ebs.ie](http://www.ebs.ie) or they are available in your local EBS office.

**APPROVAL IN PRINCIPLE:** When you've given us the information we need to make a decision, we'll tell you exactly how much you can borrow, we call this Approval in Principle. This is when your bank agrees, in principle, to give you a mortgage, based on the information you have provided and it is valid for 12 months.

**VALUATION:** Next, your house will have to be valued by an independent valuer from the EBS Valuation Panel. This is at your own expense and will cost you €150. If the valuation is carried out more than four months before the requested date of drawdown, a re-valuation will be required which will cost you €65. EBS will arrange the valuation of the property on your behalf.

**LOAN APPROVAL:** Once the property and valuation are accepted by EBS, we have to carry out a full loan assessment and you will need to meet EBS standard lending conditions. You will be given a Letter of Offer outlining the conditions.

**BER CERTIFICATE:** Before the mortgage amount is transferred to your solicitor, you must give us a valid BER certificate to draw down the Loan funds irrespective of the interest rate you have chosen or the BER rating of the property. The Loan must be taken out before the end date on the BER certificate.

## **HOME AND LIFE INSURANCE:**

### **Home insurance**

For your own protection as well as ours, it will be a condition in your letter of offer that you insure your property adequately.

### **Life insurance**

These policies are designed to pay off your mortgage in full if you or your co-borrower die unexpectedly. The correct type of life assurance will depend on the amount, term and type of borrowing (you can get this insurance through us or from a life assurance company or broker).

You should consider if the existing insurance policies you have in place on your current mortgage are suitable for your new mortgage with EBS. Your EBS mortgage coordinator will help you establish this.

### **The Legal Process for Switching your Mortgage**

- Appoint a solicitor and let us know their name and address. If your application to switch your mortgage is approved by EBS, we will issue you and your solicitor with a Letter of Loan Offer and the mortgage terms and conditions.
- You meet with your solicitor to review and sign your Letter of Offer and any other legal documents
- Your solicitor returns the signed legal documentation to us
- Once you meet all the conditions of your Letter of Offer, your solicitor requests the mortgage funds
- We send the mortgage funds to your solicitor and send you a letter confirming drawdown of your new mortgage
- Your solicitor will use the mortgage funds issued by EBS to clear the outstanding mortgage with your existing mortgage provider

## **SWITCHING OR CHANGING MORTGAGE TYPE**

Additional information relating to switching lender or changing mortgage type can be found on the 'Changing your Mortgage' page on the website [www.consumerhelp.ie](http://www.consumerhelp.ie) and [www.ccpic.ie](http://www.ccpic.ie)

<https://www.ccpic.ie/consumers/money/mortgages/switching-lenders-or-mortgage/>

<https://www.ccpic.ie/consumers/money/mortgages/changing-your-mortgage/>

EBS d.a.c. provide mortgage loans. If you engage with us through one of our network offices you are dealing with a Tied Mortgage Agent of EBS.

These are standard warnings about your payments and your rates that we must give you:

## 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.**

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

### (Note: Applies to variable rate loans only)

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 by a first legal mortgage/charge over 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 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 warning notice in respect of adjustments to repayment rates will not apply during any period when the loan is at a fixed rate.

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. For regulatory information, visit <https://www.ebs.ie/mortgages/home-mortgages-regulatory-information>

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



**Drop into your local  
EBS, call 0818 654 322  
or visit [www.ebs.ie](http://www.ebs.ie)**

The content of this booklet is expressed in broad terms and is limited to general information purposes only.

Readers should always seek professional advice to address issues arising in specific contexts and not seek to rely only on the information in this booklet which does not constitute any form of advice or recommendation by EBS.

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