

House Purchase Loan Application Form



*Laois County Council
Aras An Chontae
Portlaoise
Co Laois
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To be eligible for a house purchase loan, the applicant(s) must be:

1. A ***first time buyer***ⁱ (as defined by Section 92B of the Stamp Duties Consolidation Act, 1999 (as amended) i.e. a person, (or, where there is more than one buyer, each of such persons)):
 - who has not on any previous occasion, either individually or jointly, purchased or built on his/her own behalf a house (in Ireland or elsewhere) and
 - where the property purchased is occupied by the purchaser, or a person on his behalf, as his/her only or principal place of residence and
 - where no rent, other than rent under the rent-a-room-scheme, is derived from the property for five years after the date of the current purchase.
2. ***Aged between 18 and 70 years;***
3. ***Earning under €50,000 as a single applicant and under €75,000 as joint applicant in the previous tax year; and***
4. ***In the case of the primary earner on the application, in continuous employment for at least two years (this can be self employment) and the second applicant must have at least one year. Certain exceptions can be considered.***

Maximum House Purchase Loans

- The maximum loan amount which may be advanced for the acquisition or construction of a house has been increased to €220,000 with effect from 27 April 2009. The maximum loan-to-value (LTV) ratio is 97%. The maximum mortgage loan in each case is to be determined by the local authority in accordance with the credit policy subject to the €220,000 limit, LTV limit, and subject to the purchaser's ability to repay.
- In order to ensure the optimal use of resources, the prioritisation of funding for lower income groups and to avoid any significant impact on house prices in their respective areas, local authorities may apply lower loan limits to reflect local market conditions. Each local authority may also set maximum purchase prices.
- The maximum loan term will be 30 years.

Share Ownership Loan

- Shared Ownership is a system which facilitates access to full home ownership in two or more stages to persons who cannot afford full ownership immediately. The applicant will initially acquire a (minimum 40%, maximum 75%) share in a house and rents the remainder from the local authority with an undertaking to acquire the remaining equity with a 25 year period (or the lifetime of the loan, whichever is the least)
- The minimum deposit is €1,270
- The applicants share in the ownership of the house will be paid for by
 - (a) The deposit of at least €1,270
 - (b) A mortgage loan
- Rent will be payable by the purchaser on the share in the ownership held by the local authority and will be calculated at 4.3% of the value of the share. The rent charged will rise annually by 4.5%. The rent charged may be amended periodically by the DOEHLG. The rent is payable monthly to the local authority and will be revised by them on the 1st July each year. The intention is that the rental paid is offset against the interest due on the rented equity and the capital outstanding at the end of the year is amended accordingly. In all

cases, a minimum of €24.50 per month rent is payable, including those who qualify for subsidy.

Credit and Judgement Checks

- The credit policy includes a requirement to perform a credit check for each applicant and a check of any judgements filed against the applicant(s). Credit checks will be carried out using information provided by the Irish Credit Bureau (ICB). The credit checking system is based on the sharing of information by all those providing lending and using the system, which includes the majority of lending institutions in the state.

Inadequate Funding from Two Lenders

- The application form should be accompanied by confirmation that applicants have sought their mortgage from two lenders (banks or building societies) and have received inadequate funding offers or refusals from each before making application for this House Purchase Loan.

Tax Relief at Source

- Tax relief for home mortgage interest is given at source (TRS). Mortgage TRS can be claimed in respect of a house purchase loan and will be given by the local authority in the form of a reduced mortgage payment where applicable.

Mortgage Protection Insurance

- The approved local authority mortgage protection insurance, for the loan amount and the term of the loan, must be in place prior to loan issue. The local authority will arrange for mortgage protection insurance under the standard local authority/HFA mortgage protection scheme. The cost of mortgage protection insurance which covers both death and permanent disability is currently 0.5615% (see circular HPS 14/08).

Buildings Insurance

- The borrower shall keep the house adequately insured to the satisfaction of the local authority. The local authority's interest should be notified to the insurer by the borrower and should be noted on the policy.

Mortgage Allowance Scheme

- The mortgage allowance scheme will continue to apply, details of which are given in Circular HRT 7/91 of the 9 May, 1991 and explanatory memorandum (MAT 1). Mortgage Allowance assists tenants and tenant purchasers of local authority homes who surrender their homes to the local authority and purchase or build a private home for their own occupation by reducing their mortgage repayments over the first five years of the mortgage.

Mortgage Subsidy

- The mortgage subsidy scheme will continue to assist people, below a certain income, with their mortgage payments. To qualify, household income needs to have been less than €28,000 (before tax and social insurance is taken off) in the previous tax year. The subsidy will be paid to the local authority and will reduce the monthly payments due on the mortgage.
- Note: A mortgage subsidy is not payable in addition to the mortgage allowance. Purchasers who are eligible for the mortgage allowance scheme should be given the option of availing of the mortgage allowance **or** the mortgage subsidy. The relative benefits of the mortgage subsidy or the mortgage allowance will depend on the income of the purchaser.

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

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

CHECKLIST FOR APPLICANT/S

The Following documents and fee MUST accompany the completed application, otherwise, there may be a delay in dealing with the application:-

- Application fee of €40.00
- HPL1 Form to be stamped by Revenue Commissioner (Appendix 1A)
- Photographic Identification (Current Passport or Drivers Licence)
- Proof of Present Address (Current Utility Bill or Bank Statement)
- Original Salary Certificate (Appendix 1), up-to-date P60 and 4 Recent Payslips
- Signed Customer Declarations
- Original Current Account Statements (6 Months)
- Original Savings Statements (12 Months)
- Original Loan Statements (12 Months)
- Details of estimated legal costs which may be included as part of your housing loan
- The application form should be accompanied by confirmation that applicants have sought their mortgage from two lenders (banks or building societies) and have received inadequate funding offers or refusals from each before making application for this House Purchase Loan
- House plans, specifications and builders` s estimate (All plans must comply with current Building Regulations) – **New House Only**
- Evidence of registration of house and builder under the National Building Guarantee Scheme (Homebond) – **New House Only**
- Site Map showing location of house

Self Employed

- Accountants Report/Audited Accounts (2 Years Required)
- Current Tax Balancing Statement
- Current Preliminary Revenue Tax Payment Receipt

Local Authority House Purchase Loan Application

Personal Details

number of applicants _____

first applicant

first name:

middle initial:

surname:

maiden name if applicable:

date of birth:

PPSN:

/ /

Gender:

Female

Male

mother's maiden name:

nationality:

marital status: married

single

separated

divorced

widower

other

e-mail:

work tel:

home tel:

mobile:

present address:

how long at this address:

years:

months:

previous address:

number of dependents:

ages:

second applicant

first name:

middle initial:

surname:

maiden name if applicable:

date of birth:

PPSN:

/ /

Gender:

Female

Male

mother's maiden name:

nationality:

marital status: married

single

separated

divorced

widower

other

e-mail:

work tel:

home tel:

mobile:

present address:

how long at this address:

years:

months:

previous address:

number of dependents:

ages:

Nature of Current Tenure

do you rent your current accommodation: yes monthly rent € no

Home Owner Living with Parents

Tenant Local Authority Tenant

Other

do you rent your current accommodation: yes monthly rent € no

Home Owner Living with Parents

Tenant Local Authority Tenant

Other

Nature of Current Tenure (continued)

Are you on a local authority Housing List?

No Yes

Are you on a local authority Housing List?

No Yes

If yes, please give details: _____

Have you ever owned or built a house or flat?

No Yes

Have you ever owned or built a house or flat?

No Yes

If yes, please give details: _____

Loan Purpose

Private purchase:

Affordable home:

Local authority tenant purchase:

Shared Ownership option on the above

Employment Status

employed: self-employed: not employed: employed: self-employed: not employed:

Employment Details

employer name:

employer address:

state type of business:

occupation:

employment status e.g. permanent, etc:

date commenced present employment: / /

gross basic salary p.a.: €

overtime p.a. €

bonus p.a. €

commission p.a. €

other income p.a.: €

source of other annual income:

If less than 6 months in current employment, please give previous employment contact details:

employer name:

employer address:

state type of business:

occupation:

employment status e.g. permanent, etc:

date commenced present employment: / /

gross basic salary p.a.: €

overtime p.a. €

bonus p.a. €

commission p.a. €

other income p.a.: €

source of other annual income:

If less than 6 months in current employment, please give previous employment contact details:

Self-Employment Details

trading name and address:

date of commencement of business: / /

nature of business:

sole trader: director / partner:

trading name and address:

date of commencement of business: / /

nature of business:

sole trader: director / partner:

State % shareholding:

State % shareholding:

Self-Employment Details *(continued)*

total net profit: €

(all partners, before drawings)

drawings: €

(state your drawings only)

previous employer's name and address:

previous employment from: / /

previous employment to: / /

nature of business:

occupation:

total net profit: €

(all partners, before drawings)

drawings: €

(state your drawings only)

previous employer's name and address:

previous employment from: / /

previous employment to: / /

nature of business:

occupation:

Financial History & Commitments

savings

deposits: first applicant € second applicant € financial institution(s)

current account: € €

other: € €

borrowings (include credit card debt)

borrower	purpose	€ amount owing	€ monthly repayment	lender
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

€ €

Financial History & Commitments *continued*

first applicant

have you or your spouse ever been insolvent, bankrupt, involved in court proceedings for debt or compounded with creditors? have any judgements been registered against you personally? have any judgements been registered against a company of which you are a director?

Yes No

if yes to any of the above, please give details:

are you obliged to pay alimony/child support or separation maintenance?

Yes No

if yes, please state monthly amount:

€

Have you ever had a mortgage or made a previous application to any other lending agency?

Yes: No:

If yes, please give details:

second applicant

have you or your spouse ever been insolvent, bankrupt, involved in court proceedings for debt or compounded with creditors? have any judgements been registered against you personally? have any judgements been registered against a company of which you are a director?

Yes No

if yes to any of the above, please give details:

are you obliged to pay alimony/child support or separation maintenance?

Yes No

if yes, please state monthly amount:

€

Have you ever had a mortgage or made a previous application to any other lending agency?

Yes: No:

If yes, please give details:

Details of Property to be Mortgaged

address of property to be mortgaged:

stage of construction:

completion date:

 / /

is the property registered with: homebond scheme:

Yes

No

premier guarantee scheme

Yes

No

Mortgage Details

loan amount:

€

loan term:

outlay

purchase price:

€

stamp duty: *(if applicable)*

€

legal expenses:

€

other *:

€

total expenditure:

€

Funding

savings:

€

other * please specify:

€

mortgage required:

€

total finance:

€

* please give details of 'other' above

Contact Details

solicitor

name and address:

telephone:

valuation access

name and address of person with whom an inspection may be arranged:

telephone:

Important Notices

consent under the consumer credit act 1995

Under the Consumer Credit Act 1995 a customer's consent is required if the customer wishes the **local authority** to be able to telephone him/her at his/her place of employment/business in connection with a Credit Agreement. From time to time the **local authority** may need to contact you during working hours in connection with the Account. Should you wish to give your consent you should sign this part.

I/we hereby consent to the **local authority** contacting me/us by telephone at my/our place of employment/business.

signature of first applicant:

date

signature of second applicant

date

credit reference searching & reporting

The **local authority** may from time to time make searches against you on the records held by credit reference agencies. When such a search is made the Credit reference agencies will keep a record for a period (usually for a year) that the search has been made. **the local authority** may also provide information to credit reference agencies concerning this application and the manner in which the Account is conducted. For this **the local authority** requires your consent. Please note that if you do not consent **the local authority** may not be able to consider your application.

You have the right at any time to request from any credit reference agency a copy of any "personal data" within the meaning of the Data Protection Act 1988 (as amended or re-enacted from time to time) that such a credit reference agency holds about you (for which they may charge a small fee) and to have inaccuracies in that information corrected.

I/We authorise **the local authority** to carry our credit reference searches against me/us. I/We acknowledge that such credit reference agencies will record that such a search has been made and disclose that fact to their members for a period of at least one year. I/We also authorise **the local authority** to provide information concerning this application and the conduct of the Account to credit reference agencies.

signature of first applicant:

date

signature of second applicant

date

data protection notice

ACCESS TO PERSONAL DATA. You have the right at any time to request a copy of any 'personal data' within the meaning of the Data Protection Act 1988 (as amended or re-enacted from time to time) that the **local authority** holds about you and to have inaccuracies in that information corrected.

consumer credit act 1995

Please note carefully the following information relating to Housing Loans within the meaning of the Consumer Credit Act 1995.

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

VARIABLE RATE LOANS - "THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME."

ARREARS

Interest will be applied to the outstanding balance of the loan. This balance includes any element of unpaid interest and charges which will accrue interest on the rate applicable to the account.

VALUATION

Where the property is sourced by the applicant on the open market, each application must be supported by a valuation report carried out by an approved independent or local authority valuer. Valuation/survey fees are payable by the applicant(s) to the firm of valuers who undertake the valuation.

your right to cancel the contract

You do not have a right to cancel the contract once you have drawn down a housing loan but you may repay a housing loan early as outlined in the next paragraph.

rights to terminate the contract

You may at any time repay all or part of the loan early

If you fail to make any payment due to us in respect of the loan or, if any of the other events of default which will be specified in the contract between us for the loan were to occur we may call for the immediate repayment of the loan together with all accrued but unpaid interest thereon and all other costs and expenses payable under the contract. We may also enforce our mortgage over your property and sell it and realize any security given to us and apply the proceeds of sale in repayment of the loan and all interest and costs and expenses.

governing law and language

All our dealings with you, and all contracts between us, will be governed by the laws of Ireland.

All contracts between us, all information, which we supply to you, and all other communications with you will be in English.

complaint procedures

We aim to provide an efficient service to our customers and it is our policy to ensure that all your concerns are dealt with fairly and promptly.

If you have any complaint please telephone or write to:

Local Authority House Purchase Loan Section

WARNINGS

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 A HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.
THE COST OF MONTHLY REPAYMENTS MAY RISE.

Declaration

personal details

applicant's name(s):

address of property to be mortgaged:

details of mortgage required

purchase price/value of property:

amount of loan required:

repayment term required:

valuation

The local authority will require a valuation of and certain other information about the property you wish to buy. The valuation report, of which you will obtain a copy, is designed especially for the needs of the local authority to help us decide if the property represents adequate security for the loan you require. The valuation report will be based on a limited inspection and is not intended to be a structural survey nor a condition report. It is important that you should not rely in anyway on the valuation report. It is possible that there are defects in the property which are not reported but which a more detailed inspection would reveal. This means that the valuation report may not make you aware of defects which could affect your decision to buy. The local authority recommends that you obtain a more comprehensive report or structural survey.

insurance

Mortgage Protection

It is a condition on all loans that Mortgage Protection Cover is effected before the loan cheque issues. There is a standard mortgage protection insurance scheme which is compulsory with local authority house purchase loans. The cost of mortgage protection insurance which covers both death and permanent disability will be added to your monthly mortgage repayments.

Property Insurance

It is a condition on all loans that property insurance is effected before the loan cheque issues.

signature & declaration

I/We declare that the information given by Me /Us in this form and in appendix 1, 1A and 2 attached is correct to the best of My/Our knowledge and belief and that these documents were completed before this declaration was signed. I/We declare that I/We am/are of full age and I/We hereby make application for an advance with the local authority upon mortgage of the property described above. I/We declare that the foregoing statements and particulars and any other information we have given to the local authority to be strictly true, to the best of my/our knowledge and belief. I/We acknowledge that, in order to process this loan application, the local authority its servants and agents will hold and process information in connection with this application (together with such other information supplied to or obtained by the local authority separately) and will hold and process same for administrative, customer care and service purposes and the statistical purposes of the Department of the Environment Heritage and Local Government where required by that department. I/We have read the section above headed valuation, I/We understand that I/We should not rely on the valuation report in any way in deciding whether or not to purchase the property. I/We understand that if, contrary to the the local authority recommendation, I/We do not request or obtain an independent structural survey for my/our own purposes, I/We run the risk that the property may suffer from serious defects which are not mentioned in the Valuation Report and that the report may be defective, or may be inadequate for my/our purposes. I/We further understand that should the local authority grant a loan this does not signify an assurance or guarantee that the property is soundly constructed and free from defects. I/We note that if I/We are approved by the local authority for a loan that at any time before the completion of the mortgage transaction the local authority has the right to withdraw or vary the approval.

Signatures

first applicant:

date:

second applicant:

date:

APPENDICES

APPENDIX 1 – SALARY CERTIFICATE

APPENDIX 1A – HPL 1 FORM

APPENDIX 2 – SOCIAL WELFARE FORM

Appendix I - SALARY CERTIFICATE – (to be completed by First Applicants Employer)

EMPLOYMENT DETAILS

Name of Employee: _____

Length of service with the company: Years _____ Months _____

Position held within the company: _____

The exact location of employment: _____

Is employment permanent? Yes No

Is employee on probation period? Yes No

So far are you able to tell will he/she continue to be in your service? Yes No

If so, what is the maximum of such scale and by what annual increments reached?

SALARY DETAILS

	Guaranteed	Regular	Irregular
Gross basic wage/salary: _____ p.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overtime: _____ p.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bonus: _____ p.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commission: _____ p.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other income*: _____ p.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please give details of other income: _____

THIS SECTION IS TO BE COMPLETED BY AN AUTHOIRISED COMPANY OFFICAL

Signed by: _____

Position: _____

Company Name: _____

Address: _____



Please authenticate with company stamp or seal

Tel Number: _____ Date: _____

THE INFORMATION GIVEN WILL BE TREATED IN THE STRICTEST CONFIDENCE

Appendix I - SALARY CERTIFICATE – (to be completed by Second Applicants Employer)

EMPLOYMENT DETAILS

Name of Employee: _____

Length of service with the company: Years _____ Months _____

Position held within the company: _____

The exact location of employment: _____

Is employment permanent? Yes No

Is employee on probation period? Yes No

So far are you able to tell will he/she continue to be in your service? Yes No

If so, what is the maximum of such scale and by what annual increments reached?

SALARY DETAILS

	Guaranteed	Regular	Irregular
Gross basic wage/salary: _____ p.a	<input type="text"/>	<input type="text"/>	<input type="text"/>
Overtime: _____ p.a	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bonus: _____ p.a	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commission: _____ p.a	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other income*: _____ p.a	<input type="text"/>	<input type="text"/>	<input type="text"/>

*Please give details of other income: _____

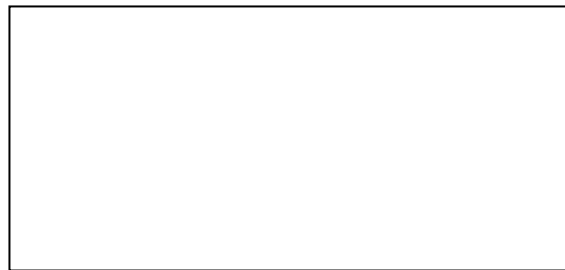
THIS SECTION IS TO BE COMPLETED BY AN AUTHOIRISED COMPANY OFFICAL

Signed by: _____

Position: _____

Company Name: _____

Address: _____



Please authenticate with company stamp or seal

Tel Number: _____ Date: _____

THE INFORMATION GIVEN WILL BE TREATED IN THE STRICTEST CONFIDENCE

Tel Number: _____ Date: _____

THE INFORMATION GIVEN WILL BE TREATED IN THE STRICTEST CONFIDENCE

Appendix 1A - HPL1 Form – First Applicant

THIS FORM MUST BE COMPLETED BY THE **REVENUE COMMISSIONERS** AND RETURNED WITH EVERY APPLICATION.

YOUR FULL NAME (BLOCK LETTERS)	<input type="text"/>
PREVIOUS NAME (IF ANY)	<input type="text"/>
PRESENT ADDRESS	<input type="text"/>
PREVIOUS ADDRESS (IF ANY)	<input type="text"/>
PPS NUMBER (PRSI NUMBER)	<input type="text"/>

TO BE COMPLETED BY INSPECTOR OF TAXES

I hereby certify, in accordance with my records and to the best of my knowledge, that the above named person has not previously claimed income relief in respect of interest paid on money borrowed to purchase or build a dwelling.

SIGNED **DATE**

Appendix 1A - HPL1 Form – Second Applicant

THIS FORM MUST BE COMPLETED BY THE **REVENUE COMMISSIONERS** AND RETURNED WITH EVERY APPLICATION.

YOUR FULL NAME (BLOCK LETTERS)	<input type="text"/>
PREVIOUS NAME (IF ANY)	<input type="text"/>
PRESENT ADDRESS	<input type="text"/>
PREVIOUS ADDRESS (IF ANY)	<input type="text"/>
PPS NUMBER (PRSI NUMBER)	<input type="text"/>

TO BE COMPLETED BY INSPECTOR OF TAXES

I hereby certify, in accordance with my records and to the best of my knowledge, that the above named person has not previously claimed income relief in respect of interest paid on money borrowed to purchase or build a dwelling.

SIGNED

DATE

OFFICIAL STAMP

Appendix 2

THIS FORM IS REQUIRED ONLY IF ONE APPLICANT IS ON SOCIAL WELFARE.

Name: _____

Address: _____

RSI Number: _____

In relation to the above named loan applicant I confirm that the following information is correct:

TOTAL AMOUNT OF UNEMPLOYMENT BENEFIT/ASSISTANCE RECEIVED FROM:

1st January _____ to 31st December _____ = € _____

CURRENT AMOUNT OF UNEMPLOYMENT BENEFIT/ASSISTANCE BEING RECEIVED

€ _____ WEEKLY

TO BE COMPLETED BY AN OFFICIAL OF THE DEPARTMENT OF SOCIAL WELFARE/EMPLOYMENT EXCHANGE

I hereby certify, in accordance with my records and to the best of my knowledge, that the above named person is in receipt of social welfare payments.

SIGNED

DATE

OFFICIAL STAMP
