Mortgage Amendment Form

(Amend Repayment Date/Amend Loan Rate/ Amend Repayment Frequency)

How to complete the form

1 Please use a **BLACK pen**

2 Mark boxes **like this** If you make a mistake, **do this** and mark the correct box

3 Please use **BLOCK CAPITAL LETTERS** and leave **one space between each word** A 2

Customer Details

Customer 1 Name

Customer 2 Name

Account Number

Request to: Amend Loan Repayment Date ☐ Amend Loan Rate ☐ Amend Repayment Frequency ☐

1. Amend Repayment Date and/or Repayment Frequency

Monthly repayment frequency: ☐

New monthly repayment date: __ / __ / ____

Fortnightly repayment frequency: ☐

First fortnightly repayment date*: __ / __ / ____

**This will be the date of your first fortnightly repayment. The repayment dates will not be the same each month. A repayment after your first fortnightly repayment date will be scheduled 14 days from the previous repayment date. You will need to ensure there are adequate funds in your account to meet your repayments every 14 consecutive days. You will pay 26 equal repayments in any 12 month period.*

Please note the following:

- If we receive this request within a few working days of the current mortgage loan repayment date, we may not have had time to adjust your account and the new repayment date will be applied from the following month.
- As a result of changing your repayment date or the repayment frequency on your mortgage loan, the cost of credit, repayment amount and expiry date on your mortgage loan will change.
- When the change is made, you will receive a letter confirming the change and the detail of the revised repayment amount, cost of credit and expiry date. If your mortgage is on an alternative fixed repayment arrangement, your letter may not include the cost of credit detail, however please contact us on 1890 252 008 if you require details of your cost of credit.
- On receipt of the letter to confirm the change, if you wish to cancel the change, we may, at our absolute discretion, revert your account back to the previous arrangement.
- To cancel the change, you must complete a new Mortgage Amendment Form.
- As interest accrues daily on your account, we may not be able to revert your repayment back to the exact original repayment amount.
- If you have Payment Protection Insurance on your mortgage you cannot avail of fortnightly repayments. This is because your Payment Protection Insurance can only be collected on a monthly basis. You can apply for alternative Payment Protection Plan through AXA (our insurance underwriters). Please contact AXA on 061-737373 to discuss arranging a similar cover for you.

2. Amend Loan Rate

Please select the rate you wish to move to.

Note: This form should not be used if your mortgage account is on a tracker rate.

Note: A full list of the mortgage rates (including the current rate price) currently on offer from AIB Mortgage Bank u.c. are available on www.aib.ie. Please note that if a rate change occurs during this time, the rate you selected may be subject to variation before application.

PDH Loan to ValueRates	>80%	50-80%	<50%
1 year fixed LTV	3.15%	3.05%	2.95%
2 year fixed LTV	3.15%	3.05%	2.95%
3 year fixed LTV	2.55%	2.45%	2.35%
4 year fixed LTV	2.85%	2.75%	2.65%
5 year fixed LTV	2.55%	2.45%	2.35%
7 year fixed LTV	3.15%	3.05%	2.95%
10 year fixed LTV	3.30%	3.20%	3.10%
Green 5 year fixed LTV	2.25%	2.15%	2.10%
Variable LTV	3.15%	2.95%	2.75%

Buy to Let Rates	
Standard Variable Rate	4.85%
1 Year Fixed	5.55%
2 Year Fixed	5.75%
3 Year Fixed	5.95%
4 Year Fixed	6.15%
5 Year Fixed	6.35%

If you have other Primary Dwelling Home (PDH) mortgage accounts for which this property is the security, the Bank will review your overall Loan To Value (LTV) upon receipt of the valuation report you provide with this request. If there has been a reduction in your LTV, all PDH variable rate mortgage accounts relating to this property will be moved to the LTV variable rate associated to your current LTV as part of the rate change process. The Bank will never move you to a higher LTV based variable rate if there is an increase in your LTV. Please note that we no longer offer our Standard Variable Rate (SVR) for PDH loans*, so if you move from this rate you may not have the opportunity to avail of it again. A full list of the mortgage rates currently on offer from AIB Mortgage Bank u.c. are available on www.aib.ie

If you do not wish for the bank to apply the LTV variable rate to your account(s) as described, please tick this box ☐

Rates correct as of 11th September 2020

When completed, please return this form to: AIB Home Mortgage Operations, Accounts Section, 1 Adelaide Road, Dublin 2.

Important Information

1. To avail of a (LTV) rate you will need to provide an up to date valuation report completed by an AIB approved valuer.
   - you are responsible for the cost of the valuation report.
   - the valuation report must be dated within the past 6 months.
   - the valuation report must be completed by an approved valuer from the AIB Residential Mortgage Valuer's Panel (details are on our website, www.aib.ie).
2. There are three exceptions to where a valuation report is required:
   - If you choose an LTV rate for the first time on your mortgage loan account and the LTV rate band is the same as the original loan to value ratio of your mortgage loan account at the time of drawdown; or
   - If you choose the same LTV rate band that was previously applied to your mortgage loan account; or
   - If you choose a >80% LTV rate band
3. Fixed rate options may incur an early repayment charge if you wish to exit before the end of the fixed period. See below for details on how early repayment charges are calculated.
4. If you wish to choose the Green 5 Year Fixed Interest Rate, you will be required to provide a copy of a valid and up to date Building Energy Rating (BER) Certificate evidencing that your property has a BER of A1, A2, A3, B1, B2 or B3. You must also have 5 years or more remaining on the term of your mortgage loan. If you do not have a copy of your BER certificate, see aib.ie for further information. Please note that we will use your property's BER Certificate number to validate the BER rating on the Sustainable Energy Authority (SEAI) National BER Register.
5. A variable interest rate can go up and/or down resulting in your monthly repayments rising and/or falling over the life of your mortgage loan.
6. LTV means, "Loan to Value" i.e. the loan amount as a percentage of the value of the property.
7. >Means "Greater Than" and >= means "Greater Than or Equal To".
8. < Means "Less Than" and <= means "Less Than or Equal To".
9. PDH means, "Private Dwelling House".

*If you entered into your PDH Letter of Loan Offer before 11th September 2020 and you do not exercise a choice at the end of your LTV based fixed interest rate period, you should be aware that the interest rate that will apply to your mortgage loan after the expiry of your fixed rate period will be different to the interest rate outlined in the Terms and Conditions of your mortgage loan. Our standard variable interest rate (SVR) will no longer apply. We will instead apply an LTV variable interest rate, based on the LTV interest rate band that applied to your mortgage loan during your fixed interest rate period. You have not been disadvantaged by the removal of our SVR as our highest LTV variable rate will always be equivalent to, or lower than, our SVR rate. You can still request that our SVR be applied to your mortgage loan, however, our SVR will never be more advantageous to you than our highest LTV variable rate available to PDH customers.

Statutory Notices & Warnings

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 COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE.

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

(Note: Applies to variable rate loans only)

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.

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

WARNING: THE ENTIRE AMOUNT THAT YOU HAVE BORROWED WILL STILL BE OUTSTANDING AT THE END OF THE INTEREST-ONLY PERIOD.

WARNING: YOU MAY HAVE TO PAY CHARGES IF YOU PAY OFF A FIXED-RATE LOAN EARLY.

Fixed interest rate

While on a fixed interest rate, the interest rate and mortgage repayment remains the same for the agreed fixed interest rate period (typically 1 to 10 years). During this time the interest rate will not change.

At the end of your fixed interest rate period, you will have the option of moving to:

(a) a new fixed interest rate and period, (if offered by us at that time); or

(b) a variable interest rate, at our then prevailing rates applicable to your mortgage loan.

For customers on an LTV based fixed rate, if you do not exercise a choice, an LTV variable interest rate, based on the LTV interest rate band that applied to your mortgage loan during your fixed rate period, will apply when your fixed interest rate period expires.

For customers on a non LTV based fixed rate, if you do not exercise a choice, our standard variable interest rate will apply when your fixed interest rate period expires.

EARLY REPAYMENT CHARGE

- **When will you have to pay an early repayment charge (ERC)?**

  At any time when a fixed interest rate (fixed for a period of at least 1 year) applies to your mortgage loan, you may have to pay us an early repayment charge if you; (i) repay all or part of your mortgage loan early, (ii) make an out of course repayment, or (iii) convert the interest rate on your loan to another interest rate. Any or all of these instances may result in a cost to the bank.

- **How do we calculate the early repayment charge?**

  We calculate the early repayment charge using the following formula: (A) X (U) X (D %) = € ERC [early repayment charge], where:

  (A): Amount of your mortgage loan being repaid early, or converted to another interest rate.

  (U): Number of months remaining before the fixed interest rate is due to expire, divided by 12.

  (D%): Difference between your original fixed interest rate at the start of the fixed interest rate term, for the full fixed interest rate term, and the applicable fixed interest rate offered by the Bank at the time the mortgage loan is repaid or converted, for the period of (U). [See note 3 in additional information regarding this calculation below.]

  Example 1: You fix your mortgage loan at a fixed interest rate of 5.25% for a period of 5 years (60 months). After 3 years (36 months), you repay your mortgage loan in full. The outstanding amount on your mortgage loan at that time is €100,000. The applicable fixed interest rate used is the 2 year fixed interest rate being offered by the Bank as there is still 2 years (24 months) remaining on your original fixed term, e.g. 3.0%. In this case, ERC = (A= €100,000) x (U = 24 months /12) x (D% = 5.25%-3.0%= 2.25%) = €4,500.

  We will also use a market interest rate to calculate the D% component in the formula above. In that case, D% would be the difference between the market interest rate applicable at the start of the fixed interest rate term, and the market interest rate applicable at the time of the early repayment or conversion, for the unexpired fixed interest rate term. Note: Market interest rate is determined by the wholesale market. The market interest rates used will be as of close of business on the previous working day to the day the calculation is being completed.

  Example 2 (Additional Calculation): You fix your mortgage loan at a fixed interest rate of 5.25% for a period of 5 years (60 months). The market interest rate applicable at the start of the fixed interest rate term is 3.5%. After 3 years (36 months), you repay your mortgage loan in full. The outstanding amount on your mortgage loan at that time is €100,000. The market interest rate applicable at the time of early repayment for the remainder of the fixed interest term of 2 years is 1.5%. In this case, ERC = (A= €100,000) x (U = 24 months /12) x (D% = 3.5%-1.5%= 2%) = €4,000.

  AIB will calculate the ERC, using both D% components outlined above. We will then compare the outcome of each calculation and will accept the lower amount, as this is the most beneficial to you. In the above example, this would be the ERC of €4,000.

  A specific ERC calculation for your loan can be obtained by request from AIB Home Mortgages, 1 Adelaide Road, Dublin 2.

  Further information on the terms used here is available on https://www.aib.ie/our-products/mortgages/Mortgage-Jargon

- **Additional information regarding the calculation**
  We take a number of other factors into account as described below. These will result in a lower ERC than if we did not take these into account. For example:
  1. We consider the reducing balance nature of your mortgage, which will mean that your ERC will be less than the indicative figure produced by the A x U X D% formula.
  2. When the remaining term does not exactly match a term for which there is a rate available, we will use the two closest rates and apply the most beneficial to you. For example, if you have 18 months remaining on your fixed term, we will use the more beneficial of the 12 and 24 month rates in our calculations.
  3. If there is more than one applicable fixed interest rate offered by the Bank at the time the ERC is being calculated, we will always use the fixed interest rate that generates the lower ERC in our calculations.

The following examples may give you an indication of the total amount payable at the end of a typical mortgage.

- **Owner Occupier Property**
  A typical €100,000, 20 year mortgage for an Owner Occupier Residential Property with LTV < 50% will have a variable interest rate of 2.75% and APRC 2.81%, and 240 monthly repayments of €541.86. If the interest rate 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 €30,320.44 (inclusive of €215.00 valuation report fees and security release fee of €60.00). The total amount repayable would be €130,320.44. The effect of a 1% increase in interest rates for such a mortgage will add €50.43 to the monthly repayments.

Customer 1	Customer 2
Signature	Signature
Date Day __ __ / Month __ __ / Year __ __ __ __	Date Day __ __ / Month __ __ / Year __ __ __ __

Note: **Signature of account holders (all parties to the loan MUST sign) .**

Lending criteria, terms and conditions apply.

Allied Irish Banks, p.l.c. is regulated by the Central Bank of Ireland.