

## LIMERICK CITY & COUNTY COUNCIL REBUILDING IRELAND HOMELOAN



Limerick City & County Council will consider applications for qualified persons for loans for the acquisition or construction of houses situated within its administrative area.

Applicants cannot be considered for housing loans until they have made a Bona Fide Application to two Financial Institutions (Bank or Building Society lenders only) and have been refused by both. ***The refusal letters must contain the amount of loan applied for.***

### WHO IS ELIGIBLE TO APPLY?

Applicants must meet the following criteria in order to be eligible to apply for consideration for an Rebuilding Ireland Homeloan;

- (a) Be a first time buyer as defined by Section 92B of the Stamp Duties Consolidation Act 1999
- (b) Be in continuous permanent employment (this can be self employed) for at least **2 years** in the case of the primary earner and in continuous permanent employment for one year in the case of a second applicant (if second applicant is employed)
- (c) Aged between 18 & 70
- (d) Have an annual gross income of not more than €50,000 as a single applicant, or not more than €75,000 combined as joint applicants.
- (e) Provide evidence of insufficient offers of finance from two banks or building societies.
- (f) Not be a current or previous owner of residential property in or outside the Republic of Ireland.
- (g) Have an indefinite right to remain in Ireland either through nationality or refugee status.

### SAVINGS REQUIRED?

10% of the net purchase price of the house  
All legal expenses  
12 month savings record

### WHAT IS THE MAXIMUM LOAN AVAILABLE?

The maximum loan available is €225,000.  
Subject to this maximum, a loan can amount to 90% of the value of the house.

## **WHAT IS THE RATE OF INTEREST?**

Rebuilding Ireland Home Loan offers two interest rate products.

- 2% \* fixed for up to 25 years (APR 2.02%\*)
- 2.25% \* fixed for up to 30 years.(APR 2.27%)

\*These rates while correct at time of print, are subject to change and dependent on market conditions.

All rates are exclusive of Mortgage Protection Insurance (MPI) which is a requirement of borrowing. Eligible borrowers are required to partake in the Local Authority collective MPI scheme.

## **WHAT IS THE REPAYMENT PERIOD?**

The loan shall be repaid with interest within such period not exceeding 30 years, from the date of payment of the loan, or, if the loan is made in instalments from such date as may be determined by the Council.

A reduction in the repayment period may apply depending on the age of the applicant(s).

## **CAN I CLAIM TAX RELIEF OR THE NEW HOUSE GRANT?**

No. Tax Relief was abolished in Budget 2012.

The New House Grant was abolished by the Department of Environment and Local Government on the 13<sup>th</sup> November, 2002.

## **NOTES:**

1. Decisions on all loan applications shall be made in accordance with the credit policy.
2. The property cannot have a gross internal floor area of more than 175 square meters.
3. The selection of the house is your own choice but the Council must be satisfied that it is reasonably priced, of suitable size and standard to cater for the applicant's needs and free from structural defects.
4. The borrower must occupy the house as their normal place of residence.
5. The borrower must keep the house adequately insured to the satisfaction of the Council.
6. All mortgages must be covered by Mortgage Protection Insurance for the full amount and lifetime of the loan.

## **ASSOCIATED FEES:**

Contact for information on current fees

## **FOR MORE INFORMATION PLEASE CONTACT**

**Housing Support Services, Merchants Quay, Limerick, 061-557014.**

Updated Sept 2019