**Exception to income limit**

In general, the income limit for an affordable dwelling is 85.5% of the market value divided by 4.

The exception here caters for a situation where an applicant’s income multiplied by 4 exceeds 85.5% of the market value of the dwelling, but the applicant is in fact unable to secure a mortgage from a bank/financial institution for 85.5% of the market value of the dwelling.

This might be for example, due to the age of a person making the application or due to a situation where a financial institution may calculate the income in a slightly different manner to South Dublin County Council.

For example

|  |  |
| --- | --- |
| Dwelling Market Value | €384,440 |
| 85.5% of Market Value | €328,696 |
| Income Limit | €82,174 |
| Applicant Income | €86,000 |
| Borrowing Capacity from Bank/Lender | €290,000 |

As can be seen in the above example, the applicants income exceeds the Income Limit for the property however their Borrowing Capacity is less than 85.5% of the Market Value.

Where an applicant provides evidence from a bank/financial institution confirming that the maximum mortgage they can get it less than 85.5% of the market value, the applicant will not be ineligible for an affordable dwelling purchase arrangement.