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**Frequently Asked Questions**

1. **Who can apply for a Rebuilding Ireland Mortgage?**

The Rebuilding Ireland Home Loan is available to first time buyers who meet all of the following conditions:

* Aged 18 years- 70 years
* For single applicants:
* Earning a gross income of less than €50,000, and
* In 2 years continuous employment (including self-employment)
* For Joint applicants:
* Earning a combined gross income of less than €75,000, and
* The primary applicant must be in 2 years continuous employment (including self-employment), with the second applicant in 1 year continuous employment (includes self-employment)

1. **Am I eligible if I am not a first-time buyer?**

No.

1. **Are there different maximum borrowing limits for Dublin and other areas?**

Yes, borrowing limits are higher in Dublin, Kildare, Louth, Meath, Wicklow, Cork and Galway, to reflect the more expensive property markets in those areas.

1. **How much can I borrow?**

The maximum loan amount under the Rebuilding Ireland Home Loan is limited to **90%** of the purchase price of the property or, in the case of self-build properties, the total build cost. For properties in Dublin, Kildare, Louth, Meath, Wicklow, Cork and Galway: maximum loan amount is **€288,000**. For the rest of the country: maximum loan amount is **€225,000**. The maximum loan amount is limited by a Net Income Ratio.

1. **What type of home can I purchase?**

The Rebuilding Ireland Home Loan is only available for financing a Principal Private Residence (PPR) for the following purposes:

* To purchase a new, second-hand or new-build property.
* Where the gross internal floor area of the property does not exceed 175m².
* The property complies with planning and building regulations.
* The property is located in the Republic of Ireland.

1. **What is a fixed rate mortgage?**

A fixed rate mortgage is a loan where the interest rate stays the same throughout the agreed period of “fixing” and is repaid by an annuity of principal and interest, combined, at monthly intervals.

1. **What are the advantages of a fixed rate on my mortgage?**

The main advantages of fixing rates on your mortgage are that stress-testing is not applicable and loan repayments are not subject to fluctuation, offering certainty of loan repayment amounts.

1. **What is Stress-Testing?**

Stress-testing is testing the ability of the borrower to service the mortgage if interest rates were to increase to a higher percentage than the rate prevailing when the mortgage was agreed.

1. **Can I repay a fixed rate loan early?**

Paying back a loan before the end of its term may seem like a great idea, but you need to be aware that a fixed rate loan may have charges associated with paying off the balance early. No early repayment charges apply on the variable rate option.

1. **What are the likely costs of early repayment of my fixed rate loan?**

Cost of early repayment of a 25-year fixed rate mortgage would be calculated as the difference between the current fixed rate available for the remaining loan term less the original mortgage fixed rate, multiplied by the outstanding loan balance for years remaining.