



Capital
Credit Union

A Mortgage Provider You Can Trust



We  lending

5 Reasons You Should Choose Capital Credit Union

1 A Lender You Can Trust

Credit Unions are consistently Ireland's most trusted organisation, winning the CX Customer Experience Award and others! Capital Credit Union has been embedded in our local community for more than 50 years, we know you and you know us and we are here to help.

2 A Range of Products

We have a range of mortgage products so there is something for everyone. So, whether you are a first-time buyer, interested in a Fixed Rate for some security, moving home/switching provider, or thinking of a Green Mortgage, we have a product to help you.

3 Flexible Repayment Options

The maximum term on our mortgages is up to 35 years (T&Cs Apply), and we can help you choose a term length that suits you. Apart from our Fixed Rate, all our mortgages have an early repayment option, meaning you could save on the cost of credit!

4 Competitive Fixed & Variable Rates

Our mortgages aren't just about great service; they are also great value! To see what your repayments could look like, check out our [Mortgage Calculator](#), we offer competitive rates for all our products, both fixed and variable rates.

5 We're Here To Help

From our [Mortgage Affordability Calculator](#) to see what you can borrow, to our dedicated staff that will help you every step of the way, to our online banking service that allows you to upload documents easily, we'll make things as easy as possible for you!

6 Steps to Buying Your New Home

1

How Much Can You Borrow

You can easily calculate how much you can borrow for a mortgage by using our **Mortgage Affordability Calculator** at www.capitalcu.ie/mortgages or contact one of our dedicated staff on (01) 299 0400.

2

Deposit & Other Things To Note

You'll need a deposit for any mortgage and the minimum deposit will be 10% of the property value – depending on the mortgage type it could be higher. Legal fees, valuation reports, stamp duty and surveys are typical additional costs.

3

Make An Enquiry

Now it is time to submit an enquiry online, by phone or in branch. One of our Mortgage Specialists will talk to you and provide you with a mortgage pack with all relevant forms and documentation to complete. Once everything is submitted, we'll assess your application and get back to you with an update.

4

Find Your Dream Home

If your application is approved (which may be subject to T&Cs), you can make an offer for your dream home. When you've made an offer, we'll need to know the property details and that you've got a solicitor before we finalise the mortgage.

5

Get A Valuation Report

All Capital Credit Union mortgage applications require a valuation report to proceed to a mortgage offer. **You will be advised by Capital Credit Union when this is required and do not need to arrange it prior to the time.**

6

Sign The Offer & Drawdown

Once you and your Solicitor have reviewed the mortgage offer and are happy to proceed, you both sign the mortgage offer and return it to Capital Credit Union.

Our Types of Mortgages



First Time Buyers

We offer a great package for First Time Buyers. As a Credit Union, we will be there to support you throughout your journey while offering great value.



Movers & Switchers

Our package for Movers & Switchers is designed to make things as smooth as possible. Contact us for more information.

To Switch your mortgage, you'll need to:

- Provide statements showing your last 12 months' repayments for any existing mortgage
- Locate the title documents of the house



Green Mortgage

Our Green Mortgage is a Fixed Rate mortgage designed to reward those who are buying or renovating more energy efficient homes.

To get a Green Mortgage, you'll need to provide:

- A BER Cert to showing the home has a BER Rating of B3 or higher, refer to www.seai.ie for further information.



Fixed Rate Mortgage

Our Fixed Rate Mortgage offers you security in the medium term with fixed repayments at great value, ideal for those looking to switch or First Time Buyers!

When getting a Fixed Rate Mortgage, you should remember that:

- The rate of interest doesn't change for the fixed period, so you'll know exactly what you pay each month
- Once the fixed rate expires, you will go onto a variable rate, or you can fix it again
- However, if you try to leave a fixed rate mortgage before the agreed period ends, we may charge a breakage fee.

For the latest rates and other details, including Loan-To-Value, borrowing limits etc, please visit www.capitalcu.ie/mortgages



Standard Documents

– Required for All Applications

	1st Applicant	2nd Applicant
<ul style="list-style-type: none">All applicants must be, or be eligible to become, Capital Credit Union members	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">Proof of Deposit – Details of the source of your Deposit to complete the proposed property purchase will be required e.g.:<ul style="list-style-type: none">Proof of savingsConfirmation of Gift, if applicable (This form is included in your Capital Credit Union mortgage pack)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">6 months most recent current account statements	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">6 months most recent statements for any financial institution outside of Capital Credit Union:<ul style="list-style-type: none">SavingsInvestments	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">12 months most recent statements for any financial institution outside of Capital Credit Union:<ul style="list-style-type: none">LoansOverdraftsCredit CardsHire PurchasesAny other borrowings	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">Valuation report. You will be advised when this is required, so you do not need to arrange it prior to that time. Valuations must be completed by a member of the Institute of Professional Auctioneers and Valuers.	<input type="checkbox"/>	<input type="checkbox"/>

Potential Additional Documentation

	1st Applicant	2nd Applicant
<ul style="list-style-type: none">We may require a rental agreement if you are currently renting, and there is no regular standing order/direct debit evidencing rent being paid out of your current account	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">If you are divorced or separated, we can accept a Solicitor's written confirmation of any financial obligations/maintenance payments stipulated in the separation agreement	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">For non-EU nationals, evidence of GNIB / IRP Card Stamp 4/5 is needed	<input type="checkbox"/>	<input type="checkbox"/>

- If you have non-PAYE income, we need the following documentation:
 - 3 most recent Revenue acknowledged Form 11's
 - Up-to-date tax clearance certificate
 - A letter of confirmation from your accountant confirming your tax affairs are in order. This includes any Revenue arrangements that may be in place

1st Applicant

2nd Applicant

For PAYE Employees

- Certificate of Income to be completed and stamped by your employer confirming employment permanency and basic salary (Certificate of Income is included in your Capital Credit Union mortgage pack)
- Up-to-date payslips for three consecutive months prior to mortgage application
- Most recent employment detail summary (formerly P60). This can be found in the "My Account" section on www.revenue.ie

1st Applicant

2nd Applicant

For Self-Employed/Sole Trader/ Director of a Company/ Partnerships

- Most recent 3 years audited accounts/ trading accounts certified by your accountant
- 3 most recent Revenue acknowledged Form 11's
- Up-to-date tax clearance certificate
- A letter of confirmation from your Accountant confirming your tax affairs are in order. This includes any revenue arrangements that may be in place
- 12 months most recent business current account statements
- 12 months most recent statements for any borrowings not held with Capital Credit Union for the business accounts
- Profile/background of company

1st Applicant

2nd Applicant



Tenant Purchase or Council Buyout

- Letter from Council offering to sell the property and the terms and conditions of such a sale
- 12 months most recent council rental statement

1st Applicant	2nd Applicant
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Member Identification

To comply with anti-money laundering legislation, you will need suitable proof of Identity and residential address:

- A current passport or driving licence (if not on file)
- A current utility bill or current bank/financial statement dated within the past six months
- Proof of your Personal Public Service Number (PPSN). This is required by the Central Bank of Ireland's Central Credit Register for Member Identification

1st Applicant	2nd Applicant
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Insurance

- Members are required to seek their own Mortgage Protection Insurance and Home Insurance before the mortgage has been drawn down.

1st Applicant	2nd Applicant
<input type="checkbox"/>	<input type="checkbox"/>

Other Information

- Mortgages must be for a Member's Principal Private Residence, so the property you are buying must be the home you will live in.
- Capital Credit Union does not currently offer mortgages for investment or holiday homes.
- Valuation - your house will have to be valued by an independent valuer at your own expense. If the valuation is carried out more than four months before the requested date of drawdown, a re-valuation will be required.
- If you are looking to top-up your mortgage, it must be a minimum of two years after the original mortgage has been drawn down and for a minimum value of €25,000.

What Other Things Do I Need to Know?

- Capital Credit Union can only lend to people aged 18 years of age or older
- If married, you will need to submit a joint application
- The longest term we will lend over is 35 years (depending on your age)
- Repayments can vary. Fluctuation in the variable interest rate could affect the amount payable
- Capital Credit Union Mortgages are solely for the purpose of purchasing Principal Private Dwellings in the Republic of Ireland
- All Capital Credit Union Mortgage applicants must be Capital Credit Union members before applying
- All applicants must be eligible to permanently live/work in Republic of Ireland
- Once you become a Capital Credit Union member and meet all other criteria, you can apply for a Capital Credit Union Mortgage immediately
- Security, property insurance and life cover required. Loans are subject to approval. Terms & Conditions apply.

These are standard warnings about your payments and your rates that we must give you:

WARNING: Your home is at risk if you do not keep up the payments on a mortgage or any other loan secured on it.

WARNING: If you do not meet the repayments on your loan, your account will go into arrears. This may affect your credit rating, which may limit your ability to access credit in the future.

WARNING: You may have to pay charges if you pay off a fixed-rate loan early.

WARNING: If you do not keep up your repayments you may lose your home.

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.*

*Applies to variable rates only

The amount you can borrow depends on how much you can afford to repay, typically no more than 3.5 times your gross income, but will depend on your individual circumstances. Factors considered include your income, financial status, and evidence of your ability to repay, including your capacity to pay at higher interest rates. Maximum loan amount is 90% of the property value for first time buyers, determined by the purchase price or valuation, whichever is lower. You must provide proof of income. Mortgage loans must be secured, Capital Credit Union requires a first legal charge on the property. You must pay for a valuation of your property. You must use a valuer from the Institute of Professional Auctioneers and Valuers. Legal fees will apply, these fees will be determined by negotiation with your solicitor.



Capital
Credit Union

We ♥ lending



(01) 299 0400



info@capitalcu.ie



www.capitalcu.ie

Capital Credit Union is regulated by the Central Bank of Ireland.