

The fixed rate period on your above mortgage loan expires on 01/08/2008 and I should be obliged for your further instructions as to the rate you wish to avail of from that date. In the absence of any reply AIB Mortgage Bank's current standard Variable rate (plus the existing agreed adjustment of 0.00%) will be applied but may subsequently be revised at your request to any fixed rate option available in the future. The payments quoted below do not include any PPP cover which you may have taken out upon drawdown of the mortgage loan.

Here is a sample of the rates currently on offer from AIB Mortgage Bank. To avail of a fixed rate please complete the attached tear-off section below and return it to AIB Mortgage Bank at the above address, immediately. Please note that the rates quoted are valid as of to-days date, and are subject to variation prior to the rollover date above.

<u>RATE</u>	<u>%</u>	<u>APR %</u>	<u>REPAYMENT</u>
TrackerHome LTV <= 50%	5.000	5.0970	1330.69
TrackerHome LTV >80% LN <500k	5.500	5.6150	1413.72
TrackerHome LTV >80% LN >=500k	5.300	5.4080	1380.25
TrackerHome LTV >50% & <=80%	5.150	5.2530	1355.37
Variable Rate	5.250	5.3560	1371.94
1 Year Fixed	6.200	5.4350	1533.43
3 Year Fixed	5.250	5.3560	1371.94
5 Year Fixed	5.650	5.5020	1439.04
10 Year Fixed	5.400	5.4500	1396.94

Important Information

LTV means, "Loan to Value" i.e the loan amount as a percentage of the value of the property. BTL means, "Buy to Let". To avail of the "Tracker <= 60% LTV" rate, an up-to-date valuation report must be provided to the Bank.
 > Means "Greater Than" and >= means "Greater Than or Equal To". < Means "Less Than" and <= means "Less Than or Equal To"

Yours faithfully,