

Can I switch my home insurance to EBS?

Yes, EBS can provide buildings and contents cover that offers excellent value with up to 57.5% introductory discounts available². This can be included in your monthly mortgage repayment at no extra cost. Take a look at the insurance flier included in your QuickSwitch pack for more details. If you prefer, you could also use an existing policy. Your EBS mortgage adviser will bring you through all the options to suit your needs.

If you're thinking of moving your mortgage come and talk to us – call into your **local EBS office**, phone our dedicated mortgage switcher line on **1850 654 325** or visit **www.ebs.ie**



Important Information:

WARNING: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP YOUR REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT. THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME. WARNING: DEBT CONSOLIDATION LOANS MAY TAKE LONGER TO PAY OFF THAN YOUR PREVIOUS LOANS. THIS MEANS THAT YOU MAY PAY MORE THAN IF YOU PAID OVER A SHORTER TERM.

1. Lending terms and conditions apply. As a general rule the loan amount should not exceed 3 times the main income or 3 times joint incomes (in the case of two earners). A mortgage on your home is required as security. The repayment per month on a typical 20 year loan of €100,000 is €673.84 (APR Variable 5.4% excluding insurance payments). An increase in interest rates of 1% would translate into an additional €57.09 per month. Rates as of 29.09.2007. The maximum loan to property value with EBS QuickSwitch is 85%. Minimum loan amount for EBS QuickSwitch is €70,000.

With EBS QuickSwitch, EBS does not charge switching fees and covers your legal costs provided you chose a solicitor from our QuickSwitch scheme. If you decide to move your mortgage to another institution before the end of a five year period, you will be required to pay EBS €777.

A qualified valuer will need to value your property. This valuation should not cost you more than €127 (plus travel expenses where applicable). Under the Consumer Credit Act 1995, a mortgage protection policy is required for all housing loans. EBS can arrange this for you.

2 EBS Householder is brought to you by EBS and Allianz Corporate Ireland plc. Terms and conditions apply. Full policy wording available on request. EBS Householder is suitable for private dwelling houses of standard construction with a rebuilding cost not exceeding €1000,000. EBS Householder is underwritten by Allianz Corporate Ireland Plc.

† EBS Building Society, First Title Underwriting Ireland Limited (trading as First American) and Allianz Corporate Ireland Plc., are regulated by the Financial Regulator.

EBS Building Society is regulated by the Financial Regulator. Registered Office: The EBS Building, 2 Burlington Road, Dublin 4, Ireland. Registered No. 139.

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HOW to switch your mortgage to EBS.

all together better

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It's easy to move your mortgage with EBS QuickSwitch'...

To make the process of switching your mortgage to EBS run as smoothly as possible, we've teamed up with title insurance underwriters, First American[†]. Together, we have come up with a way to make switching quick, easy and hassle-free -we call it EBS QuickSwitch

1. First of all, fill out an EBS home loan and QuickSwitch application form. You can pick one up at your local EBS office.
2. Once your application is approved we will contact you to arrange a suitable time to sign the necessary loan and legal documents.

You will be asked to bring along some paper work, such as identification (for example your passport), confirmation of your address (for example, a gas, telephone or electricity bill with your name and address on it) and, if relevant, marital status documents.

With EBS QuickSwitch, you have the choice of using a solicitor from the QuickSwitch panel of solicitors, located around the country. This means that EBS will pay for your legal fees, saving you money.

3. When everything is signed and all the conditions of your loan offer are met, for example, mortgage protection and buildings insurance, EBS will issue your loan cheque to First American. First American will then contact your current mortgage provider and your old mortgage and other loans as requested by you will be cleared. Any funds left over will be lodged directly into your bank account or sent to you by post. You will also receive a detailed statement at this time.

Time-saving tip for current account mortgage holders: If you have a current account mortgage with a laser card then you should return the laser card to your bank as soon as you have decided to switch. Banks generally require 30 days to clear any charges on your account before they can calculate your final mortgage redemption figures.

Your Questions Answered...

Are there any legal or other costs involved in switching my mortgage?

EBS will pay your legal costs for switching your mortgage to EBS provided you use a solicitor from our QuickSwitch panel. A valuation will also be required before EBS can issue you your new mortgage; this normally costs €127 which is not covered under the QuickSwitch scheme. In some cases there may be a need for additional costs, for example if you wish to add a name to the title deeds, which EBS will advise you during your application. If you decide to move your mortgage to another institution before the end of a five year period, you will be required to pay EBS €777 to cover the initial legal fees for switching.

Time-saving tip: If a name needs to be changed, or added to the title deeds of your property for any reason, your QuickSwitch solicitor can do this for you for an additional fee. Removing a name from the title deeds requires additional legal work, therefore you could save some time if these changes were made before switching your mortgage.

Can I use my own solicitor?

Yes, you are not obliged to use the solicitor from the QuickSwitch panel if you don't want to. However, your legal costs cannot be covered by EBS if you choose not to use a solicitor from the QuickSwitch panel.



When I switch, is there a possibility that I will have to pay two mortgage payments to two institutions in the one month?

It takes a number of days to redeem your mortgage once your new EBS mortgage has been issued. During this time a repayment may be required by both EBS and your old lender. The good news is that you won't lose any money as your final redemption figure from your old lender will take this into account.

What happens to my title deeds once I switch?

Your solicitor from the QuickSwitch panel will send the deeds of your property to EBS, once the mortgage has been registered. If you chose not to use a solicitor from the panel, your own solicitor will forward your deeds to EBS.

Do I need life insurance?

As with all mortgages, life insurance is required. EBS can arrange this for you at very competitive rates. However you may be able to assign your current policy to EBS.

