

Haven Mortgages Limited  
2 Burlington Road  
Dublin 4  
Ireland

telephone	facsimile
pre loan offer broker support 1850 250 150	01 850 6999

website  
www.havenmortgages.ie



### Property to be Mortgaged

Ms Ann McDonald  
Apt 216  
City West Shopping Centre  
City West Road  
Dublin 24

103 Ranelagh Village

Dublin 6

Date : 15/02/18  
Ref: 61302305

### Loan Offer

Dear Ms McDonald,

We are pleased to inform you that Haven Mortgages Limited has approved a Repayment Home Loan of €282,000.00 subject to the following terms and the attached Haven Homeloan Conditions. This Homeloan must be secured by a charge or mortgage over the Property to be Mortgaged.

You have a statutory right to reflect on this offer for 30 days from 15/02/18.

Note: An increase in interest rates of 2% would translate into an additional €293.44 per month.

Type of Loan:	Repayment
Total Amount of Loan:	€282,000.00
Monthly Repayment:	€1,528.91
Interest Rate (Variable):	2.75 %
Interest Rate Basis:	Variable Rate
Repayment Period (Years):	20 Approx.

#### **Important Note On Variable Rates:**

As the interest rate on your loan is a variable interest rate (which means that it may go up or down), Haven Mortgages Limited cannot guarantee that the interest rate specified above will be the same on the date you drawdown your Loan. The interest rate that will apply to your Loan on the date you drawdown will be the appropriate variable interest rate prevailing on that date.

#### **Important Note on Interim Interest**

In the calendar month in which you drawdown your loan (or any part of it), the interest that will accrue from the date of drawdown to the last day of that calendar month ("Interim Interest") is due and payable during the calendar month in which your loan (or any part of it) is drawn down. There is more information about this Interim Interest in the "Interest on the Loan" section of the Haven Home Loan Conditions attaching to your offer letter.

With your assistance, we look forward to completing the formalities of this loan as quickly as possible. **There are a few special conditions - set out below - that must be met before the loan can be drawn down. If these conditions are not satisfied, your loan will not be made available for draw down.** To avoid delays, please read the conditions very carefully, discuss with your solicitor and ensure everything required is done in good time.

Drawdown of your loan will be handled by our **Broker Support Team**. Your Broker will contact you shortly to discuss the next steps.

#### **Special Conditions**

##### **The loan, or any part of it, may be drawn down subject to the following conditions:**

- Subject to this Offer Letter, dated 15/02/2018 10:44, being signed by the borrower(s) in the Acceptance Form and the full signed Offer Letter being returned to Haven Mortgages Limited.
- Stamped & branded Valuation Report to be provided prior to cheque issue.
- Subject to Insurance on the property proving satisfactory to Haven and Haven's interest being

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- noted on the policy.
- Direct Debit Mandate being submitted to Haven prior to drawdown.
  - Satisfactory life cover and completed original assignment of the policy form being submitted and accepted by Haven prior to drawdown.
  - We may require a revaluation of the property prior to the loan being made available for drawdown. In this circumstance, you will be required to pay for this valuation report.
  - Stage payments to be released on foot of satisfactory paid invoices.
  - Subject to a retention of EUR 6,000 will be released on receipt of satisfactory Valuers Report with Photo.
  - Solicitor Undertaking to confirm compliance with the planning permission required for the change of use from commercial to residential being submitted to Haven prior to drawdown.
  - Your existing loan with Bank of Ireland being paid off prior to or on execution of the mortgage deed.

For your information we enclose a copy of the Valuation Report which has been carried out by our Valuer on the above property. Please note the conditions under which this report has been prepared. (See Haven Homeloan Conditions).

If the valuation of the property is undertaken more than four months before the requested date of drawdown of the loan or of the final stage payment, we will require a revaluation of the property, in Haven's standard form, before drawdown. The cost of the revaluation must be paid by you and will cost you €65.00.

We have sent a copy of this loan offer and valuation report to your solicitor Doody, 21 South Mall, Cork., DX Hand Delivery. Please contact your solicitor who will handle all of the legal matters and request drawdown of your loan.

Finally, I would like to take this opportunity of thanking you for choosing Haven Mortgages Limited for your loan.

Yours sincerely,

Kieran Tansey  
Managing Director

#### Consumer Credit Act 1995

#### Warning

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS 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. (Variable Rate Mortgages Only)**

#### Consumer Protection Code 2012

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

If you do not pay the full amount of each scheduled repayment when due, this is a breach of the terms of the Mortgage Loan and may result in a negative report to a relevant licensed credit reference agency, damage to your credit rating, termination and demand of the Mortgage Loan and other facilities, enforcement of the mortgage by sale of the property and any other security held by the Lender for the Mortgage Loan.

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## Acceptance Form

**15/02/2018 10:44 REF : 61302305**

1. I/We, the undersigned, accept the offer of a loan made to me/us by Haven Mortgages Limited on the terms and conditions set out in:

- (i) this Offer Letter in replacement of all previous offer letters;
- (ii) the Haven Homeloan Conditions
- (iii) the Irish Banking Federation's Housing Loan Mortgage and the General Housing Loan Conditions referred to therein

copies of which I/we have received and in respect of which I/we have read and been advised upon by my/our solicitor.

2. I consent to my spouse giving his/her consent as referred to in the Haven Mortgages Limited standard Housing Loan Mortgage.
3. I/We authorise Haven Mortgages Limited to disclose to my Spouse's Solicitor full details of the mortgage debt and security held by the Haven Mortgages Limited in relation thereto.
4. I/We irrevocably authorise and direct my/our Solicitor to give the undertakings contained in the Haven Mortgages Limited Solicitor Mortgage Pack and to do all things necessary to comply with the said undertaking.
5. I/We hereby irrevocably authorise Haven Mortgages Limited to release the loan through my/our Solicitor.
6. If the loan is a self-build loan or subject to a specified retention amount or subject to draw down in multiple stages, I/we acknowledge that the loan is available for drawdown in up to 6 stage payments for a period of 36 months only from the date of first drawdown and that Haven reserves the right to make the balance of any approved funds not drawn within that period available.
7. I/We understand the offer made is valid until 14/08/2018. After this date Haven reserve the right to withdraw this offer or seek any information necessary to extend the offer period.
8. I/We confirm that I/we have read the suitability letter which sets out the reasons why the mortgage product selected by me/us in conjunction with advice provided to me/us from our Mortgage intermediary are considered suitable, and agree that the options are appropriate for me/us and suit my/our personal circumstances.

**LEGAL ADVICE SHOULD BE TAKEN BEFORE THIS DOCUMENT IS SIGNED.**

**Ann McDonald** : \_\_\_\_\_ **Date** \_\_\_\_\_

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**Property to be Mortgaged**

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Dublin 6

Ref: 61302305

Date : 15/02/18

**Suitability Statement**

**Important Notice - Statement of Suitability**

**This is an important document which sets out the reasons why the product(s) or service(s) offered or recommended is/are considered suitable, or the most suitable, for your particular needs, objectives and circumstances.**

Dear Ms McDonald,

We are pleased to provide you with your Statement of Suitability to the mortgage product that we are providing to you. Your Mortgage Intermediary will also provide you with their Statement of Suitability which is in respect to arranging the most suitable product for you and providing their services to you. Your Mortgage Intermediary has established through your application and ongoing communications that it is your objective to finance the above mentioned property

We as your lender have assessed your affordability and the repayments have been deemed to be sustainable based on the information you have provided to us through your Mortgage Intermediary and it is likely that you will be able to meet these requirements based on your circumstances and the proposed terms of the Home loan agreement.

The product is suitable because:

**Loan Amount:** The loan amount is indicated in your Letter of Loan offer.

**Loan Type**

**Annuity**

You have opted for an Annuity loan as you have indicated through your Mortgage Intermediary that you want to make capital (principal) and interest repayments each month in order to repay your loan in full within the selected loan term

**Loan Term**

You have selected through your Mortgage Intermediary to pay your loan over a term of 20 years as the monthly repayment amounts over the loan term is based on current interest rates and is suitable based on your age and current financial circumstances. You will have the flexibility to increase your monthly repayments in order to repay your loan over a shorter term or conversely, subject to meeting the relevant criteria, you may be able to reduce your monthly repayments or extend your loan term for a specific period.

**Interest Rate Type**

**Variable Rate**

You have opted through your Mortgage Intermediary a variable rate of interest which can be increased or reduced at the discretion of the Lender. As a result, while you remain on a variable rate, this will not provide you with certainty of repayments, however it will allow you the flexibility to make overpayments without penalty should you wish to do so in the future.

Please sign the enclosed Acceptance Form in order to accept your loan offer, also acknowledging and accepting the terms of your suitability statement. Should you require any further information please contact your Mortgage intermediary. Finally, thank you for choosing Haven Mortgages Limited in conjunction with your Mortgage Intermediary for your Home Loan Facility.

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Yours Sincerely,

*The Manager*  
Haven Mortgages Limited

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HVRPS 01.17

### **Variable Rate Policy Statement**

**Warning:** We may change the interest rate on this loan. This means the cost of your monthly repayments may increase or decrease.

This statement details the factors we consider when setting our variable interest rates for mortgage loans.

#### **What do we consider when setting our variable interest rates?**

There are a number of factors we consider when we set or change our variable interest rates and these currently include:-

- **Cost of funds;** we obtain funds from multiple sources, for example; customer deposits, wholesale markets (e.g. from other banks) and bonds (i.e. loaned funds from investors), which all come with terms attached.
- **Capital requirement;** we are required to maintain a minimum level of capital to support our lending activity.
- **Loan Default risk;** we estimate potential losses on our mortgage loans due to the non-payment by borrowers.
- **Mortgage Operational costs;** these costs relate to the general day to day running of the business including staff, administration, and infrastructure costs.
- **Expected returns;** this is the expected revenue and income generated in line with our financial plan.
- **Market competition;** this relates to external factors such as, activity in the market as a result of new entrants, competitor movements and changing customer preferences.

Variations in any of these factors listed above could result in changes to our mortgage variable interest rates. This list may change over time due to reasons both within and outside of our control. If this happens, we will tell you about the change as soon as possible and publish an updated variable rate policy statement on our website.

#### **How do we make decisions when setting variable interest rates?**

We monitor our mortgage variable interest rates on an on-going basis. Our Assets and Liabilities Committee assess variable rate change proposals and consider factors outlined above in the process. The Committee meets monthly or as required and will recommend any mortgage variable rate changes for final approval at Group Board level.

#### **Why do we have different variable interest rates?**

We have different types of mortgage interest rate options depending on whether the loan is an owner occupier mortgage or a buy-to-let mortgage. Consideration is also given to the cost of providing each particular mortgage loan type and the risk associated with the product.

For owner occupier mortgage types, a further consideration can be the percentage of the loan to the value of the property, i.e. Loan to Value (LTV).

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## Mortgage Variable Rate Options

Mortgage Type	Description	Variable Interest Rates Available
Owner Occupier	An owner occupier mortgage enables you to purchase or to secure your borrowing against a residential property in which to reside.	<ul style="list-style-type: none"> <li>Loan to Value (LTV) variable interest rate</li> <li>Standard Variable Rate</li> </ul>
<p><b>• Loan to Value (LTV) variable interest rates:</b> LTV interest rates are available to new owner occupier mortgage customers for their initial house purchase. The LTV variable interest rate available to you depends on your LTV band. Your LTV band is the percentage representing the difference between your loan amount and the value of your property. For example, if you have a mortgage of €80,000 on a property valued at €100,000, your LTV band would be 80%. This rate is not available to owner occupier customers who leave or come to the end of a fixed rate or who avail of a top up loan.</p> <p><b>• Standard Variable Interest Rate</b> This interest rate is available to existing owner occupier mortgage customers and is known as an "SVR". Customers who availed of this rate at loan draw-down remain on this rate for the duration of the loan term, unless they request to switch to a fixed interest rate. This rate is available for customers who leave or come to the end of a fixed rate and for customers who avail of a top up loan. This rate is not available for new owner occupier mortgage customers at initial drawdown of the mortgage.</p>		

Mortgage Type	Description	Variable Interest Rates Available
Buy to Let (BTL)	A Buy to Let mortgage enables you to purchase or to secure your borrowing against a residential investment property.	<ul style="list-style-type: none"> <li>BTL Standard Variable Rate</li> </ul>
<p>The BTL standard variable rate is only available to existing mortgage customers when converting from an Owner Occupier Loan to a BTL loan. This is because we do not currently offer new business BTL mortgage loans. This rate is different to the owner occupier SVR mentioned above, as it takes into account the type of facility that is being offered and the profile of the investment opportunity that is being entered into by the customer. Customers who availed of this rate at loan draw-down remain on it for the duration of the loan term, unless they request to switch to a BTL fixed interest rate.</p>		

### Could you get a different type of interest rate or a lower rate?

As a mortgage is a substantial financial commitment, you should ensure that you are not paying more for it than you need to. Therefore, it is important to regularly review your mortgage and any interest rate options that may be available to you. You may find that we have alternative interest rates available for you to consider. For example, with our agreement, you may be able to choose a different interest rate, such as a fixed interest rate that will be fixed for an agreed period of time. To help you, once a year we will tell you if we have alternative lower interest rates available for your mortgage loan type.

When you are considering your interest rate options, it is important to consider the overall cost of the loan over the full term of the mortgage rather than just what you are paying at a particular point in time. For example, if you were to switch from an LTV variable interest rate to a fixed interest rate and the fixed interest rate period expires, it is important to be aware that the new variable interest rate you will then move to (i.e. an SVR) may be higher than the LTV variable interest rate you were originally on. The effect of this is that your new loan repayment after the fixed interest rate period may be higher than your original repayments, which could result in you paying more in total over the term of your loan compared to what you would pay if you had not switched to a fixed rate.

In circumstances where any changes are made to this statement, we will tell you about the change as soon as possible and publish an updated version on our website. Further information on our mortgage loans and interest rates options can be found on our website [www.havenmortgages.ie](http://www.havenmortgages.ie). If you would like to discuss any of these options with us, or if you have any questions about your mortgage, please contact your mortgage broker or our Customer Service Team on 1850 565 500.

**Warning: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS 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. (Note: Applies to variable rate loans only)**

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Doody  
21 South Mall,  
Cork.  
DX Hand Delivery

#### MORTGAGE DETAILS

Ms Ann McDonald  
103 Ranelagh Village

Dublin 6

Date : 15/02/18  
Ref.: 61302305 R

Dear Solicitor,

I understand that you act for the Borrower in the attached Loan Offer. In consideration of our lending to the(se) customer(s) we require you to perfect the security in accordance with Haven Mortgages Notes and Procedures using Haven's Mortgage funds Requisition Form & the Law Society of Ireland approved Solicitor's Letter of Undertaking and Solicitor's Certificate of Title.

We ask you to ensure that:

1. Your firm holds **Professional Indemnity Insurance\*** at all times.
2. The special conditions of the Loan Offer should be satisfied prior to drawdown.
3. If Land Registry Title, an up-to-date certified Copy Folio of the property, showing the mortgage registered as a burden on it is provided to you.
4. The Borrower obtains a **good marketable Title**, and that Haven Mortgages Limited obtains a first legal Mortgage / Charge, in accordance with the terms of the Solicitor's Letter of Undertaking.
5. The Borrower's signature on the Mortgage must be made in the presence of and witnessed by a Solicitor.

All necessary documentation, satisfactory to Haven Mortgages Limited, should be forwarded to Haven Mortgages Limited at least 5 working days in advance of the proposed drawdown date.

If you need any more information please contact our Broker Support Team at 1850 250 150.

Yours sincerely,

Kieran Tansey  
Managing Director

#### Schedule of Documents Enclosed

1. Loan Offer including General Conditions & Valuer's Report.
2. Haven Mortgage Funds Requisition Form & Law Society of Ireland approved Letter of Undertaking.
3. Law Society of Ireland approved Certificate of Title.
4. Mortgage

\*Please note: Evidence of appropriate Professional Indemnity cover must be provided for all Homeloans.



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## Distance Marketing Information - Haven Mortgages Limited

### Important Notice

This document is for information purposes and is applicable only where the contract between you, the borrower, and Haven Mortgages Limited is concluded at a distance and the European Communities (Distance Marketing of Consumer Financial Services) Regulations 2004 apply. A distance contract is a contract where there is no face to face meeting between you, the borrower and Haven Mortgages Limited, or a Haven Mortgages Limited appointed Mortgage Intermediary.

### Information About Us

We are Haven Mortgages Limited. Our main business is providing housing loans to you, the borrower. Our Head Office is at 2, Burlington Road, Dublin 4.

If you wish to contact Haven Mortgages Limited in connection with this loan, please write to Customer Services, Haven Mortgages Limited, 2, Burlington Road, Dublin 4 - Telephone 1850 250 150. Alternatively, please contact your mortgage broker.

If you, the borrower, have been introduced to Haven Mortgages Limited by a mortgage intermediary they will have provided you with details about their business and their relationship with Haven Mortgages Limited.

Our Company registration number is 438829 and our Vat Number is 9667148J.

### Information about the financial service [i.e. the loan]

We are providing you, the borrower, with a housing loan which is secured on a property(ies). Haven Mortgages Limited requires a first legal mortgage or charge on the property which is used to secure the Loan.

Details of your loan are provided in your loan offer letter which is in this pack and includes the duration of the Loan, the interest rate applicable to the Loan, the APR and any special conditions attached to the Loan.

The general conditions of the loan are set out in the Haven Homeloan Conditions document also enclosed.

The total cost of the credit is set out under the Principal Details of the Loan section of your Loan Offer Letter. We require you, the borrower, to have a property insurance policy to keep the property insured against fire and usual risks and to pay all premiums in respect of the property policy.

We may also require you to have a mortgage protection policy for the term of the loan to repay the Loan in full in the event that one of the parties on the loan dies before the loan is paid off. You are liable for all premiums in respect of the mortgage protection policy.

A valuation of the property must be carried out by a valuer on our approved panel of valuers. You will pay for this valuation which will cost you €150.00.

You will pay for a revaluation or final valuation of the property if the conditions of your loan require one prior to the loan being made available for drawdown or following the completion of the building of the property, renovations or repairs to the property. This revaluation will cost you €65.00.

We may require a structural survey (on the advice of a valuer) to be carried out by a suitably qualified architect or engineer depending on the age and condition of the property and you, the borrower must pay the fee for the structural report.

Legal fees (excluding the costs associated with Haven Mortgages Limited's legal investigation of title for the purposes of the Loan) are payable by you the borrower to your Solicitor. The amount will depend on the arrangement between the parties.

Other fees, charges and taxes not imposed by Haven Mortgages Limited - e.g. government stamp duty may be payable by you, the borrower.

Interest rates and charges relating to the Loan are set out in the Haven Homeloan Conditions as referred to above. The actual interest rate applicable to the Loan is set out in the Loan Offer Letter and may be

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subject to change in accordance with the terms of the Loan Offer Letter.

The Loan must be repaid in accordance with the Haven Homeloan Conditions on or accompanying the Loan Offer Letter.

#### **Your Rights to Cancel or terminate the Contract**

In accordance with Regulation 12 (d) of the European Communities (Distance Marketing of Consumer Financial Services) Regulations 2004 you, the borrower, do not have the option to cancel the Loan. In the case of a variable rate loan, the Loan can be redeemed in full at any time by lodging the funds to your mortgage account.

For fixed rate loans, in the event of an early breakage ( i.e. prior to the conclusion of the fixed rate period), an unwinding fee will be payable to Haven Mortgages Limited in order to cover the cost of finding the fixed rate.

The redemption charge is calculated as follows:

Amount multiplied by ( original cost of the funds rate minus the cost of funds rate for the period remaining) multiplied by the remaining term in days divided by 365.

#### **Definition of Terms:**

**Amount** - The amount being repaid early or the amount being converted to a variable rate or another fixed rate term.

**Original Cost of Funds** - The cost of funds for Haven Mortgages Limited for the fixed rate period at the time the fixed rate period commenced.

**Cost of funds for the fixed rate period remaining** - The cost of funds for a fixed rate with a maturity date nearest the end of the fixed rate period. The cost of funds used will be as of 5pm the day previous to the request to calculate the early breakage fee.

**Remaining Term in Days** - Remaining number of days left before the fixed rate is due to expire.

#### **Governing Law and Language**

The Loan will be governed by and construed in accordance with the laws of Ireland, and the courts of Ireland shall have exclusive jurisdiction to resolve any disputes in connection with the Loan. The English language will be used for the purpose of interpreting the Letter of Offer and for all communication in connection with the Letter of Offer and the Loan in general. However we may at our discretion, choose to take proceedings before any other appropriate court in another jurisdiction.

#### **Complaints Procedures**

Every attempt has been made to handle your application with great care; however if you are unhappy about any part of the process we would be delighted to hear from you. Please phone Customer Service at 1850 250 150. Alternatively, you can email us or write to us at the following address;

Customer Service, Haven Mortgages Limited, 2, Burlington Road, Dublin 4. Email [info@havenmortgages.ie](mailto:info@havenmortgages.ie)

As a final step you may refer your complaint to the Financial Services Ombudsman by phone, fax, email or post.

Phone: 1890 882 090 (Lo-call)

Fax: 01 662 0890

E-mail: [enquiries@financialombudsman.ie](mailto:enquiries@financialombudsman.ie)

Post: Financial Services Ombudsman Bureau, 3rd Floor, Lincoln House, Lincoln Place, Dublin 2.

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Apt 216  
City West Shopping Centre  
City West Road  
Dublin 24

Date : 15/02/18

**Property Address: 103 Ranelagh Village Dublin 6**  
**Loan Amount: €282,000.00**  
**Account Number: 61302305**

Dear Ms McDonald,

Thank you for progressing your mortgage application in conjunction with your chosen Mortgage Intermediary with Haven Mortgages Limited ("Haven"). You will find the details of your loan offer in the documents we've enclosed.

**What documents are enclosed?**

- The European Standardised Information Sheet (ESIS)
- Loan Offer Letter
- Suitability Statement (please note your mortgage intermediary will also issue you with a statement of suitability in relation to your mortgage application).
- Variable Rate Policy Statement
- Copy of Haven Terms of Business
- The Haven Home Loan Approval Pack which contains Haven Home Loan conditions
- A copy of the valuation report on the property

Please read the documents carefully and make sure you are happy with them.

**What's next?**

We have sent a copy of your loan offer and valuation report to your solicitor, Doody, 21 South Mall, Cork., DX Hand Delivery. Please contact your solicitor and arrange to meet him/her for advice in relation to the enclosed documents and to progress matters.

Should you have any queries in relation to progressing your mortgage application or the documentation enclosed please refer to your chosen mortgage intermediary and solicitor.

Yours sincerely,

---

Kieran Tansey  
Managing Director

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## EUROPEAN STANDARDISED INFORMATION SHEET (ESIS)

This document was produced for you, Ms Ann McDonald on 15/02/18.

This document was produced on the basis of the information that you have provided so far and on the current financial market conditions.

The information below remains valid until 14/08/2018, apart from the interest rate and other costs. After that date, it may change in line with market conditions.

This document does not constitute an obligation for Haven Mortgages Limited to grant you a loan.

### 1. Lender

Haven Mortgages Limited

Telephone: 1850 565 500

Address: 2 Burlington Road, Dublin 4, Ireland

Website: www.havenmortgages.ie

We are not recommending a particular mortgage for you. However based on your answers to some questions, we are giving you information about this mortgage so that you can make your own choice.

### 2. Credit Intermediary

Where a credit intermediary is involved, they will provide the information relevant to this section.

### 3. Main features of the loan

Amount and currency of the loan to be granted: €282,000.00

Duration of the Loan: 20 year(s)

Type of loan and type of applicable interest rate: Home Loan Repayment

This is a capital and interest repayment loan.

The interest rate is variable. This means that it may go up and/or down resulting in your repayments rising or falling during the term of your loan.

Total amount to be reimbursed (inclusive of the fees/costs to be paid on a once off basis set out in section 4 below): €367,153.40

You will pay back €1.30 for every 1 euro borrowed. This calculation is exclusive of the fees/costs to be paid on a once off basis set out in section 4 below.

**This amount is illustrative and may vary, for example, a variation in the interest rate will lead to a change in the amount to be repaid.**

Value of the property assumed to prepare this information sheet: €820,000

Minimum value of the property required to borrow the illustrated amount €820,000. In certain circumstances it may be possible to borrow the illustrated amount, even if the value of the property falls below this amount. If you would like further information about this, please contact your mortgage intermediary.

This loan will be secured by a mortgage/charge over: 103 Ranelagh Village, Dublin 6

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#### 4. Interest rate and other costs

The annual percentage rate of charge APRC (this may be referred to as APR in your offer letter) is the total cost of the loan expressed as an annual percentage. The APRC is provided to help you to compare different offers.

The APRC applicable to your loan is 2.8%

It comprises:

(a) Interest Rate 2.75%

(b) Costs to be paid on a one-off basis

- Property valuation fee payable to the valuer on application €150.00.
- Subsequent property valuations (if applicable) payable to the valuer before drawdown can take place €65.00.

(c) Costs to be paid regularly

- None

This APRC is calculated using assumptions regarding the interest rate.

Assumptions used to calculate the APRC:

- Both we and you will fulfil our obligations under the terms of the loan offer letter (by the dates specified)
- The loan offer letter will not end early
- The loan is drawn down on the date the offer letter is issued
- The first repayment date is 10 days after the offer letter is issued
- All costs are assumed to be paid on the date of drawdown
- Interest rate as outlined above will not change over the term of the loan.

**Because your loan is a variable interest rate loan, the actual APRC could be different from this APRC if the interest rate on your loan changes. For example if the interest rate rose to 7.50%, the APRC could increase to 7.8%.**

In certain circumstances you may be required to pay the following costs in connection with your loan. We have indicated where this is the case in the loan offer letter. The following costs are **not known** to us and are **therefore not included** in the APRC.

- Legal fees payable to your solicitor. These can vary, your solicitor will advise you of the fees payable.
- Fee to register the mortgage. Your solicitor will advise you of this cost.
- Government Stamp Duty. Your solicitor will advise you of this cost.
- Life Assurance. Your life assurance provider will advise you of the premium amounts.
- Property Insurance premiums. Your property insurance provider will advise you of the premium amounts.

Please make sure that you are aware of all other taxes and costs associated with your loan.

#### 5. Frequency and number of payments

Repayment frequency: Monthly

Number of payments: 240 instalments

#### 6. Amount of each instalment

Amount of each repayment instalment:  
€1,528.91 for 240 months

The above repayment details assume the interest rate will not change; they are correct as of the date of

Haven Mortgages Limited  
2 Burlington Road  
Dublin 4  
Ireland

<b>telephone</b>	<b>facsimile</b>
pre loan offer broker support 1850 250 150	01 850 6999

**website**  
[www.havenmortgages.ie](http://www.havenmortgages.ie)



this document and are subject to change.

**Your income may change. Please consider whether you will still be able to afford your monthly repayment instalments if your income falls.**

The interest rate on this loan can change. This means the amount of your instalments could increase or decrease. For example, if the interest rate rose to 7.50% your repayments (the first repayment instalment set out above) could increase to €2,271.77.

**7. Illustrative repayment table**

The attached illustrative repayment (amortisation) table shows the amount to be paid every month for the first year and every year for the remaining term of your loan. This table is illustrative only. In the event of an interest change, the repayment instalment amount will alter.

The instalments (column 5) are the sum of interest to be paid (column 7) and capital paid (column 6). Outstanding capital (column 3) is the amount of the loan that remains to be reimbursed after each instalment.

**8. Additional obligations**

In order to benefit from the lending conditions described in this document you must comply with the obligations detailed in your offer letter; please read these carefully and, if you have any questions, please contact us.

Once you have read the obligations, you should note the following:

- The lending conditions described in this document (including the interest rate) may change if these obligations are not complied with.
- You can arrange any required policy(ies) through any insurer of your choice.
- Please note the possible consequences of terminating at a later stage any of the policy(ies) relating to the loan:
  - If we become aware that buildings insurance cover in respect of the property has lapsed, we may (but are not obliged to do so) arrange for fire, flood and storm insurance cover to be put in place. If the premiums for any such insurance on the property are paid by us (notwithstanding that we have no obligation to pay such premiums), you must immediately, when demanded, refund the amount involved to us, in one lump sum or, if it has been agreed between you and us to spread the premiums over a period, then over such a period which has been agreed. If the premiums are not paid when due, the unpaid premiums will, until paid, be subject to interest at the highest rate of interest from time to time applicable to the loan.
  - In the event of you cancelling or terminating payments to the life assurance policy associated to this loan, you will remain liable for any outstanding monies owing on the debt. This means that upon death and the policy has lapsed, your dependants may not be in a position to afford the loan repayments.

**9. Early repayment**

You have the possibility to repay this loan early, either fully or partially.

Whilst on a variable interest rate, you can make extra mortgage repayments or clear your mortgage loan earlier than agreed without having to pay penalties.

However, you may incur an early breakage charge if you make extra mortgage repayments or clear your mortgage loan whilst on a fixed interest rate. The early breakage charge will be determined on the basis of the formula set out below.

Early breakage charge:

The formula to calculate the early breakage charge is: amount (A) x remaining term in days divided by 365 (U) x difference in cost of funds (D %)

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**Definition of terms used in the formula:**

- (A) amount - The amount being repaid early or the amount being converted to a variable rate or another fixed rate term.
- original cost of funds - The cost of funds for Haven for the fixed rate period at the time the fixed rate period commenced.
- costs of funds for the fixed rate period remaining - Fixed rate period. The cost of funds used will be as of 5pm the day previous to the request to calculate the early redemption charge.
- (U) remaining term in days - Remaining numbers of days left before the fixed rate is due to expire, divided by 365.
- (D) difference in cost of funds: The difference between the original cost of funds and the cost of funds for the fixed rate period.

**Worked example:**

- Assume a 5 year fixed rate loan. Full repayment of : €100,000 after 3 years (A); remaining term 2 (U); difference in cost of funds 2% (D). The early breakage charge would be as follows: (A)  $100,000 * (U) 2 * (D) 2\% = €4,000$ .

Should you decide to repay this loan early, please contact us to ascertain the exact level of the early breakage charge at that moment.

**10. Flexible features**

You have the possibility to transfer this loan to another lender provided the loan and any amounts due to us are repaid in full. This possibility is subject to you meeting our lending criteria and conditions at that time.

Without a new offer letter, you do not have the possibility to transfer this loan to another property.

**Additional features:**

**Term extension** - In certain circumstances you can increase the term of your loan once affordability criteria has been met.

**Interest Only** - In certain circumstances you can apply for interest only repayments for a specified duration during the term of your loan.

These flexible repayment options are subject to our approval. If you would like to avail of any of them, please contact us so that we can confirm if they will be possible.

**11. Other rights of the borrower**

You have 30 days after 15/02/18 to reflect before committing yourself to taking out this loan.

**12. Complaints**

If you have a complaint please contact the Haven Customer Service on 1850 565 500. If you would like further information about how to complain, please see our complaints procedures on our website, [www.havenmortgages.ie/complaints-policy](http://www.havenmortgages.ie/complaints-policy).

We aim to resolve and respond to your complaint as quickly as possible. Where a complaint requires a more detailed investigation it may take us a little longer to resolve your complaint. In these cases, we will write to you within 5 business days to let you know that we have received your complaint and that it is being investigated. All issues you raise will be fully investigated and we will be in touch with a solution or an explanation within 20 business days. However, if we need more time to investigate your complaint, we will let you know and keep you up to date on our progress.

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If we do not resolve the complaint to your satisfaction internally, you can also contact: The Financial Services Ombudsman by:

**Post:** **Financial Services Ombudsman**  
Financial Services Ombudsman's Bureau  
3rd Floor, Lincoln House  
Lincoln Place  
Dublin 2.  
Lo-Call: 1890 88 20 90

**Tel:** 01 662 0899

**Fax:** 01 662 0890

**Email:** [enquiries@financialombudsman.ie](mailto:enquiries@financialombudsman.ie)

If you reside in an EU member state other than Ireland you can contact FIN-NET for details of the equivalent body in your own country, their website is [ec.europa.eu/internal\\_market/fin-net/](http://ec.europa.eu/internal_market/fin-net/).

#### **13. Non-compliance with the commitments linked to the loan: consequences for the borrower**

If you miss any of the monthly repayments, we may exercise any rights that we may have either under the terms of the offer letter, any security, any other agreement or in law.

The following are examples of what could happen if you do not keep up with repayments:

- (a) We may report the missed or late repayment to the relevant credit rating agencies. This may affect your credit rating and make it more difficult for you to get credit in the future.
- (b) As a last resort, your property may be repossessed.

All of your obligations in connection with the loan are detailed in the loan pack.

Should you encounter difficulties in making your monthly payments, please contact us straight away to explore possible solutions.

Arrears Support Unit,  
Telephone Number: 1850 65 43 29,  
Email [asu@havenmortgages.ie](mailto:asu@havenmortgages.ie)

#### **14. Additional information**

The offer letter, and any non-contractual obligations arising out of or in connection with it, are governed by and interpreted in accordance with the laws of Ireland.

Any dispute or claim arising out of or in connection with the offer letter (including any dispute or claim relating to its existence, validity or termination) or any non-contractual obligations arising out of or in connection with it will be dealt with by the courts of Ireland. However, we may, at our discretion, choose to take proceedings before any other appropriate court in another jurisdiction.

The offer letter is in English and we will only write and communicate with you in English.

The draft offer letter is included in the loan pack. If, after consulting with your solicitor, where applicable, you are happy to proceed, this should be signed in accordance with its' terms.'

#### **15. Supervisor**

We are supervised by the Central Bank of Ireland, their website is [www.centralbank.ie](http://www.centralbank.ie)



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## Amortisation Table

Account Number = 61302305

Year No.	Month No.	Balance Outstanding €	Rate %	Total Repayment €	Capital Portion €	Interest Portion €
1	1	281,117.34	2.75	1,528.91	882.66	646.25
1	2	280,232.66	2.75	1,528.91	884.68	644.23
1	3	279,345.95	2.75	1,528.91	886.71	642.20
1	4	278,457.21	2.75	1,528.91	888.74	640.17
1	5	277,566.43	2.75	1,528.91	890.78	638.13
1	6	276,673.61	2.75	1,528.91	892.82	636.09
1	7	275,778.74	2.75	1,528.91	894.87	634.04
1	8	274,881.82	2.75	1,528.91	896.92	631.99
1	9	273,982.85	2.75	1,528.91	898.97	629.94
1	10	273,081.82	2.75	1,528.91	901.03	627.88
1	11	272,178.72	2.75	1,528.91	903.10	625.81
1	12	271,273.55	2.75	1,528.91	905.17	623.74
2	12	260,248.37	2.75	18,346.92	11,025.18	7,321.74
3	12	248,916.16	2.75	18,346.92	11,332.21	7,014.71
4	12	237,268.35	2.75	18,346.92	11,647.81	6,699.11
5	12	225,296.16	2.75	18,346.92	11,972.19	6,374.73
6	12	212,990.56	2.75	18,346.92	12,305.60	6,041.32
7	12	200,342.24	2.75	18,346.92	12,648.32	5,698.60
8	12	187,341.70	2.75	18,346.92	13,000.54	5,346.38
9	12	173,979.08	2.75	18,346.92	13,362.62	4,984.30
10	12	160,244.32	2.75	18,346.92	13,734.76	4,612.16
11	12	146,127.06	2.75	18,346.92	14,117.26	4,229.66
12	12	131,616.65	2.75	18,346.92	14,510.40	3,836.52
13	12	116,702.13	2.75	18,346.92	14,914.52	3,432.40
14	12	101,372.25	2.75	18,346.92	15,329.88	3,017.04
15	12	85,615.48	2.75	18,346.90	15,756.77	2,590.13
16	12	69,419.92	2.75	18,346.86	16,195.56	2,151.30
17	12	52,773.34	2.75	18,346.85	16,646.58	1,700.27
18	12	35,663.16	2.75	18,346.87	17,110.18	1,236.69
19	12	18,076.47	2.75	18,346.87	17,586.69	760.18
20	12	0.00	2.75	18,346.87	18,076.47	270.40

The number of payments and the amount of each payment may vary. See Haven Homeloan Conditions.

This table is illustrative only.

**WARNING - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.**

**WARNING - THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.**

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**Reference Number : 61302305**  
**Date : 15/02/18**

Ms Ann McDonald  
Apt 216  
City West Shopping Centre  
City West Road  
Dublin 24

**Property:**  
103 Ranelagh Village

Dublin 6

### Principal Details Of The Loan

IMPORTANT INFORMATION AS AT 15/02/18	
1. Amount of credit advanced	€282,000.00
2. Period of Agreement	20 years
3. Number of Repayment Instalments (may vary - see Haven Homeloan Conditions)	240
4. Amount of Each Instalment *	€1528.91
5. Total Amount Repayable *	€367,153.40
6. Cost of this credit (Point 5 minus 1)	€85,153.40
7. APR **	2.8%
8. Amount of endowment premium * (if applicable)	Not Applicable
9. Amount of mortgage protection premium * (if applicable)	Not Applicable
10. Effect on amount of instalment of 1% increase in first year in interest rate	€143.04p.m.
***	
* as calculated at the time of making this agreement. The total amount repayable (at point 5 above) is inclusive of capital and interest and the fees/costs to be paid on a once off basis set out in section 4 of the ESIS included in the loan pack	
** annual percentage rate of charge	
*** this is the amount by which the instalment repayment will change in the event of a 1% increase in the interest rate on which the above calculations are based.	
<b>WARNING - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.</b>	
THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY HAVEN MORTGAGES LIMITED FROM TIME TO TIME. <i>(Does not apply while the loan is at a fixed rate)</i>	
IF YOU CANCEL OR MAKE A CLAIM FOR REIMBURSEMENT OF A DIRECT DEBIT REPAYING YOUR MORTGAGE ACCOUNT, AND FAIL TO MAKE ALTERNATIVE ARRANGEMENTS FOR PAYMENT, YOUR ACCOUNT MAY GO INTO ARREARS.	
<b>NOTICE: Under the Credit Reporting Act 2013 lenders are required to provide personal and credit information for credit applications and credit agreements of €500 and above to the Central Credit Register. This information will be held on the Central Credit Register and may be used by other lenders when making decisions on your credit applications and credit agreements.</b>	
The Central Credit Register is maintained and operated by the Central Bank of Ireland. For information on your rights and duties under the Credit Reporting Act 2013 please refer to the factsheet prepared by the Central Bank of Ireland. This factsheet is available on <a href="http://www.centralcreditregister.ie">www.centralcreditregister.ie</a> . Copies can also be obtained on <a href="http://www.havenmortgages.ie">www.havenmortgages.ie</a> .	

**See attached offer letter for details of the loan conditions**