

# Mortgages to suit your individual needs



Buying a home is probably the biggest and most exciting financial decision you'll ever make. At ICS Mortgages, we help you find a solution that suits your individual needs.

At ICS Mortgages we pride ourselves on the high quality service we provide to all our customers. Our qualified mortgage professionals will work with you to ensure your loan is processed as smoothly and efficiently as possible.

## Features and Benefits

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- Highly competitive mortgage rates starting at 4.70%
- A range of competitive variable, 3 and 5 year fixed rates
- An overpay facility – you can pay an additional 20% off the loan amount in any 12 month period whether you are on a fixed or variable rate. This will reduce your mortgage term and the amount of interest you pay
- Mortgage breaks – customers can apply for a 3-month break from their mortgage up to 3 times throughout their mortgage term. This is to give a little breathing space during certain life events such as the birth of a child, medical or educational expenses. The mortgage must be drawn down for at least 12 months before applying for a mortgage break.

## Key qualifying criteria

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- All Properties must be in the Republic of Ireland
- They must be used as Principal Dwelling Houses
- Applicants must have the required permission to reside and work in the state
- A full Valuation of each property is required
- Security, buildings insurance and life cover are required
- Minimum age of applicants 18 years and Maximum age on maturity 70 years
- Applicants must have a proven repayment capacity to meet stress test repayments

	LTV	VARIABLE	3 YEAR FIXED	5 YEAR FIXED
<b>Rates</b>	≤50%	<b>4.70%</b>	<b>4.75%</b>	<b>4.90%</b>
	≤ 60%	<b>4.70%</b>	<b>4.75%</b>	<b>4.90%</b>
	≤70%	<b>4.70%</b>	<b>4.80%</b>	<b>4.95%</b>
	≤80%	<b>4.95%</b>	<b>4.95%</b>	<b>5.10%</b>
	≤90%	<b>4.95%</b>	<b>5.05%</b>	<b>5.19%</b>

Lending criteria, terms and conditions apply.  
Product details and rates are correct as at 28.10.2022

**Take the next step and we'd be delighted to talk to you.**

**To make an appointment:**

Dilosk DAC trading as Dilosk and ICS Mortgages is regulated by the Central Bank of Ireland



**WARNINGS:**

**In accordance with the provisions of the Consumer Credit Act 1995, the following are for your attention:**

**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: The above notice in respect of adjustments to repayment rates will not apply during any period when the loan is at a fixed rate.

**In accordance with the provision of the Consumer Protection Code (CPC) 2012 the following are for your attention:**

**WARNING:**

**IF YOU DO NOT KEEP UP YOUR REPAYMENTS YOU MAY LOSE YOUR HOME.**

**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.**

The following warning applies in the case of variable rate loans:

**WARNING:**

**THE COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE.**

The following warning applies in the case of fixed rate loans:

**WARNING:**

**YOU MAY HAVE TO PAY CHARGES IF YOU PAY OFF A FIXED RATE LOAN EARLY.**

The following warning applies in the case of debt consolidation loans:

**WARNING:**

**THIS NEW LOAN MAY TAKE LONGER TO PAY OFF THAN YOUR PREVIOUS LOAN. THIS MEANS THAT YOU MAY PAY MORE THAN IF YOU PAID OVER A SHORTER TERM.**