

# The mortgage designed especially for public sector employees



## A Mortgage Guide For Public Sector Employees



# Our Mortgages Especially for Public Sector Employees

**Taking out a mortgage and buying a new home** is probably the biggest and most exciting financial decision you will ever make. It involves a lot of planning and organisation and that's why at ICS Mortgages we've made the mortgage process as simple and streamlined as possible.

**We also have a very attractive mortgage package** which has been designed for public sector employees. This design reflects our deep respect and appreciation for the essential services you provide. We understand the importance of stability and security in both your professional and personal lives, and we strive to offer mortgage solutions that support and enhance your journey to homeownership.

## **ABOUT ICS Mortgages**

ICS Mortgages is a trading name of Dilosk DAC, which is an Irish financial services company, regulated by the Central Bank of Ireland as a Retail Credit Firm since August 2014. ICS Mortgages was established in 1864 and has remained a leading and trusted brand in the mortgage market.

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

# A Guide to your home-buying journey

This booklet aims to guide you through the process of getting a mortgage..

## **This Guide will bring you through :**

- ✓ Our Flexible mortgage options
- ✓ Our Mortgages for Public Sector Employees
- ✓ Our Flexi Interest Only feature
- ✓ Your Mortgage Journey
- ✓ Gathering your mortgage documents
- ✓ Key qualifying criteria





## Further Repayment Options

We offer a range of **flexible repayment options**. These are to suit your individual changing needs throughout your mortgage term

**Overpay facility** – customers can pay an additional 20% off their fixed rate mortgage without penalty in any 12-month period. This can either be in a lump-sum or regular overpayments.

**Flexi Interest Only** - Applicants can choose to start their mortgage with a 2 year interest only repayment, offering flexibility and increased cash flow. After the Interest Only period, you will transition to Capital and Interest payments, meaning their payments will increase.

**Mortgage breaks** – You can apply for a 3-month break from your mortgage up to 3 times throughout your 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.

**Loan-to-value rates** – Variable rate mortgage holders may be able to avail of the rate applicable to a lower LTV band if their Loan to Value reduces sufficiently. An updated valuation may be required.

# Our Mortgage offer for Public Sector Employees

## Public Sector Mortgages



### Key features

- We consider your **basic income up to Five times up your PayScale**, should you select our Flexi – Interest only mortgage feature. As this feature has an Interest only component, the overall cost of the mortgage will be higher.\* You should consider the overall cost of the mortgage when selecting this feature.
- We consider your **basic income up to Three times up your PayScale**, should you select our standard Capital and Interest mortgage product.
- Up to **100% of your regular overtime** earned may be factored into our assessment if your employer confirms that it is regular and on your salary certificate.
- **100% of your contractual allowances** will be factored in if your employer confirms it is guaranteed and is evident on your most recent Employment Details Summary and on target income for the current tax year
- We will **waive the probation** period for internal moves within the public sector and for new entrants. (CV will be required for new entrants looking to waive promotion.)

\* An indicative cost of credit including the Interest-Only feature is €231,409, compared to €223,547 for a capital and interest mortgage of €250,000 over a 30 year term on a fixed rate of 4.25% moving to a variable rate of 4.99%.



## Flexi – Interest Only

ICS Mortgages recognise the financial stability and career progression of public sector employees.

Our Flexi Interest Only feature, will allow us consider your basic income **five points up the pay scale**, including your latest pay rise. This forward-looking approach maximises your earning potential, while providing you the flexibility of greater cash flow, during the first 2 years of your mortgage as your monthly repayments will be lower.

This option is available on a **5-year fixed rate**, starting at **4.25%**. And is designed to provide additional flexibility in the early years of your mortgage.

### How It Works

- **First 2 Years – Fixed Rate Interest-Only**

Pay only interest, keeping your monthly repayments lower. The overall mortgage balance remains the same during this period as you are only servicing the Interest.

- **Years 3 to 5 – Fixed Rate Capital & Interest**

Your mortgage transitions to a capital & interest repayment, meaning your monthly repayments will increase to include the capital repayment.

For example, with a mortgage of €250,000 over 30 years on a fixed rate of 4.25%, your monthly repayments will increase from €885 to €1,273 when reverting to capital and interest payments on the same fixed rate of 4.25%.



## Flexi – Interest Only

- **After your 5-year fixed rate.**

Once the 5-year fixed rate term has ended, the mortgage will revert to a variable rate. This means that the payments will fluctuate depending on changes to our variable interest rates.

### **What is Interest Only and how should I prepare?**

An interest-only mortgage allows you to pay only the interest on the loan for a set period, resulting in lower monthly repayments during the interest only period.

During the Interest only period, your loan balance will not decrease. (Unless you are making over payments against the balance). This means at the end of the Interest Only period, you will still owe the same capital balance.

You need to be aware that after the first two years, your mortgage payments will increase and plan accordingly.

Choosing an interest only feature will mean that you have an increased cost of credit. With a mortgage of €250,000 on a 30-year term on a fixed rate of 4.25% reverting to a variable rate of 4.99% after 5 years, the indicative increased cost of credit will be €7,862.



# Your Mortgage Journey

## **(1) Contact us to find out how much you may be able to borrow**

The first step in the mortgage process, is to find out how much you can borrow by contacting us direct on **0818 427 427** , email [icsdirect@dilosk.com](mailto:icsdirect@dilosk.com), or contact your **local Mortgage Broker**. They will be able to let you know how much you may be able to borrow.

## **(2) Apply for a mortgage**

Your ICS Lending Manager or your mortgage broker will give you an application form to complete. There are also a number of documents that you will need to submit with your application

## **(3) Approval in Principle**

Your application form and documents will be assessed. If you are approved for credit, we will give you an 'Approval in Principle' which means you can go house hunting with confidence. The approval in principle will be valid for 6 months.

## **(4) Find your new home**

Once you know how much you can borrow, you can more accurately focus on the search for your new home.

## **(5) Get a Valuation on the property**

Your chosen property will need to be valued to find out how much it is worth. This will need to be conducted by a valuer from our Panel. We will arrange for you to organise this.



# Your Mortgage Journey

## **(6) Choose a Solicitor**

You must choose a solicitor who will look after the legal process of buying a home. This is called the 'conveyancing' process. They will also carry out searches to ensure there is nothing that could undermine the value of the property and to identify the boundaries.

## **(7) Insurance**

Before you get a mortgage, you need to arrange the appropriate Life Assurance and Building Insurance to protect both you and the property.

## **(8) Formal Letter of Offer**

We will send a loan offer pack to you and this also goes to your solicitor. It will contain your formal Letter of Offer and the European Standardised Information Sheet (ESIS) which outlines full details of your mortgage and the terms and conditions of your loan.

## **(9) Exchange Contracts**

Your solicitor and the seller's solicitor will liaise to do this on your behalf. Your solicitor will go through the contract with you to ensure you are satisfied with all the finer details.

## **(10) The Drawdown of your Mortgage**

This is where we issue your funds to your solicitor. Once the completion has taken place the solicitor will arrange for you to collect the keys to your new home.

**CONGRATULATIONS you get the keys to your new home!**

# Start gathering your mortgage documents

There are a number of documents required for an owner occupier mortgage application. It is wise to gather these at an early stage in order for the application process move smoothly and efficiently.

Your ICS Mortgages Lending Manager or your Mortgage Broker will give you a full checklist of the items that will be required. Examples are:

- ✓ Passport/Driving licence/National Identity card - Original proof (in date)
- ✓ Proof of address - Original proof of any of the following dated within the last 6 months - Utility Bill, Bank/Credit Union Statement, Credit/Debit Card Statement or Local Authority Documents.
- ✓ 6 months original continuous Current Account Bank Statements (the latest dated within the last 3 months)
- ✓ Up to date original Salary Certificate completed & stamped by employer within the last 6 months
- ✓ Employment Detail Summary
- ✓ 3 consecutive recent payslips (latest within the last 6 months)

If the second applicant is a private sector employee or self employed, there will be additional documents to be submitted and you will receive our document checklist.



**We'd be delighted to talk to you !**



**For more information on ICS Mortgages  
Public Sector Mortgages**

**Contact us direct on**

**0818 427 427**

**[icsdirect@dilosk.com](mailto:icsdirect@dilosk.com)**

**or Contact your local Mortgage Broker**

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**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, A HIRE PURCHASE AGREEMENT, A CONSUMER-HIRE AGREEMENT OR A BNPL AGREEMENT IN THE FUTURE.**

The following warning applies in the case of interest only loans:

**WARNING: THE ENTIRE AMOUNT THAT YOU HAVE BORROWED WILL STILL BE OUTSTANDING AT THE END OF THE INTEREST-ONLY PERIOD.**

**COST OF CREDIT: AN INDICATIVE COST OF CREDIT INCLUDING THE INTEREST-ONLY FEATURE IS €231,409, COMPARED TO €223,547 FOR A CAPITAL AND INTEREST MORTGAGE OF €250,000 OVER A 30-YEAR TERM ON A FIXED RATE OF 4.25% MOVING TO A VARIABLE RATE OF 4.99%.**

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

**WARNING: THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME. 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 / Top up 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.**

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

**LENDING CRITERIA, TERMS AND CONDITIONS APPLY. OVER 18s. SECURITY MAY BE REQUIRED.**