ICSMortgages

Owner Occupier Mortgages to suit your individual needs



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

Buying a home is one of the biggest financial decisions you will ever make. It can also be one of the most exciting.
At ICS Mortgages, we work with you to find a mortgage that suits your needs and circumstances. Our trained mortgage team will guide you through the process and aim to make everything as simple and straightforward as possible

What We Offer

Interest Rates

- Rates start from 5.10%.

- You can chose from:
  - A Variable interest rate - This rate can go up and down over time. If it increases, your monthly repayments will increase.
  - A 3 year or 5 year Fixed interest rate - This will mean that your repayments and interest rate will stay the same during this fixed period. After this, you will move to the available variable rate at that time.

You will find a full list of available rates on page 4 of this brochure. Our lending mangers or your broker will explain how changes in interest rates could affect your repayments before your make you application.

Flexi Interest Only Feature

You may chose our 'Flexi Interest only feature.'

- Available only on a 5 year fixed interest rate.
- Income can be considered up to 5 points up your Pay Scale as long as you are not the primary earner.
- For 2 years, you will only pay the interest on your loan. This means that the repayments will be lower than normal repayments (paying both the loan and interest) for this period.
- During this period, you are not reducing the amount you borrowed.
- After the initial two years, you will begin normal repayments (paying both the loan repayments and interest) for the remaining 3 years of your fixed rate period. This means that your monthly repayments will increase after the initial two year period.

As you are not reducing the loan in the first two years, you will pay more interest over the life of the mortgage compared to starting with normal repayments, meaning the cost of credit will be higher than the cost of credit for a standard capital and interest mortgage with normal repayments.

An indicative total cost of credit will be €197,528 including the interest only feature, compared to €191,072 for a capital and interest mortgage for a loan amount of €250,000 over a 30-year term on a fixed rate of 4.40% moving to a variable rate of 4.10%.
Cost of credit is total amount you will pay for the mortgage, including interest, and fees on top of the amount you borrowed.

You can mitigate these risks by reviewing your financial situation before you move from the interest only period to the normal repayments to ensure you are prepared for the increase in repayment.

You may also consider over payments on your mortgage if you an afford to do so. This can reduce the total amount you owe and reduce future repayments. You will find more details in the next section.

Paying Extra Off Your Mortgage

You can **overpay up to 20%** of your loanbalance in any 12-month period, while you are on a fixed interest rate (including during the interest-only period).

Paying extra can:

- Reduce how long your mortgage lasts, and
- Reduce your monthly repayments.

If you chose to pay extra, you are reducing the outstanding balance on the original loan amount. This means that you may repay the loan earlier or have lower repayments, due to the loan size reducing.

There are no restrictions to over payments on a Variable rate loan.

4 Person Applications

Wewillallowuptofourpeople on any application.

Mortgage Breaks

You may apply for a 3-month break from repayments up to three times during your mortgage term. Your mortgage must be active for at least 12 months before applying and not be in arrears.
This can give you breathing space during certain life events such as the birth of a child, medical or educational expenses.

Warnings

Warning: If you do not meet the repayments on your loan, your account will go into arrears. This may affect your credit report, which may limit your ability to access credit, a hire–purchase agreement, a consumer–hire agreement or a BNPL–agreement in the future.

Warning: If you do not keep up your repayments you may lose your home

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.

Warning: You may have to pay charges if you pay off a fixed–rate loan early.

Warning: Your interest rate may increase, and the amount of your mortgage repayments may increase as a result.

Warning: The entire amount that you have borrowed will still be outstanding at the end of the interest-only period.

Lending Criteria, Terms and Conditions apply and are subject to change.
Rates are correct and subject to change after 01.07.2026.

Criteria

- 5 - 40 year term.
- Maximum loan amount will typically not exceed 4 times annual income.
- Minimum loan size of €100,000.
- The Maximum Mortgage is 90% of the property value.
- Minimum age of applicants 18 years, maximum age on maturity 80 years.
- Lending up to age 80 where income is evidenced in retirement via pensions, rental income
- The property must be in the Republic of Ireland.
- It must be your main home.
- Buildings insurance and life cover will be required.

Assessing Affordability

Before approving your mortgage, we must make sure you can afford the repayments now and in the future.

This includes checking:

- Your income (such as salary, bonus or commission, where supported by documents).
- Your regular expenses.

First-time buyers (FTB) and second subsequent buyers (SSB's) are assessed using different affordability limits. FTB's will need to show 85% of the mortgage repayments while SSB's will will need to show75% of the repayments. .

Fees and Charges

Standard Fees and Charges

Unpaid Direct Debits:	€12
Interest surcharge (arrears):	0.4% per month

Subject to the mortgagee arrears requirements in the Consumer Protection Code 2025 (Regulation 232), we may charge surcharge interest if you are in arrears and not cooperating.

Legal Fees and Charges Applied

Accountable Trust Receipt:	€63

- This fee is charged when a Solicitor requests the Title Deeds on behalf of our customers.

Security Release Fee:	€120

Third Party Fees and Charges

Valuation Fee:	€185

Owner Occupier Mortgage Interest Rates

3 Year and 5 Year Fixed Interest Rates

Loan To Value*	3 Year Fixed Rate	APRC	5 Year Fixed Rate	APRC
<=60%	5.90%	5.48%	5.90%	5.59%
<=70%	5.90%	5.48%	5.90%	5.59%
<=80%	5.95%	5.49%	5.95%	5.61%
<=90%	5.95%	5.49%	5.95%	5.61%

Variable Interest Rates

Loan To Value*	Rate	APRC
<=60%	5.10%	5.27%
<=70%	5.10%	5.27%
<=80%	5.10%	5.27%
<=90%	5.10%	5.27%

Rates correct as of 01.11.2026

The APRC or Annual Percentage Rate of Charge is the total cost of the loan expressed as an annual percentage. It takes account of all costs involved over the term of the loan, such as valuation reports and fees to release deeds when your mortgage is closing. APRC calculations above have assumed a loan size of €300,000 and a 30 year term.

*Loan to value is the percentage of the property's purchase price compared to the loan size you are seeking to purchase that property.