

Financial letter after plain English standards have been applied:

Provisional approval of your loan application

Loan Account number:

Dear Miss X,

I am pleased to inform you that your application for a loan from XXX has been reviewed. We have provisionally approved the sum of €XXX towards the buying of a new home.

This letter is not a formal offer of a loan, but tells you how much we will lend to you if you meet our lending rules (detailed below). We must also continue to be satisfied to lend to you before we make you a formal loan offer.

The formal loan offer has the following rules:

- We must be happy with the information you gave us, or will give us in the future, including in your application form.
- To avoid doubt, we have the right to ask you for up-to-date confirmation of your income and or recent bank statements before we formally offer you a loan.
- We will carry out an up-to-date assessment of the value of the property you wish to buy, and we must be happy with this value.
- We may ask for important documents before making you a formal offer of a loan, and we must be happy with these documents. We will inform you what is required before we make you a formal loan offer. The formal loan offer may be conditional on you supplying us with this information.

Nevertheless, we have the right not to make you a formal offer of a loan. For this reason you should not make any financial or other commitments based on the information in this letter, in particular if you wish to sign a contract to buy a property. Please contact us before doing so.

Please note the following:

- For people who are not buying their first home: we will lend you a maximum of 80% of the price of your property only.

- For people who are buying a home for the first time: we will lend you a maximum of 90% of the first €220,000 of the price of your home. We will then lend you a maximum of 80% of the remaining price of the property.
- For people who are buying a one-bed apartment: we will offer you a maximum of 70% of the cost of the apartment.

In order to protect the personal information you provided to us, this provisional offer will be cancelled if it has not been progressed by XXX. If this happens, you will have to start the application for provisional approval again.

An assessment of the value of your property must be carried out by someone on our approved list of valuers. This will cost you €150. The assessment must be carried out no more than two months before we issue the letter confirming your loan. If not, another assessment must be carried out. This will cost you €65.

Yours sincerely,

Mr XXX

Warning. If you do not repay the loan following the rules set out in your credit agreement, you will go into debt. This may have a negative impact on your ability to borrow money in the future.

Financial letter before plain English standards have been applied:

Loan Approval in Principle
Loan Account(s):XXXXXX

Dear Miss XXX

I am pleased to advise that your application for a loan for a loan from XXX has been reviewed and a sum of XXXXXXXX towards the purchase of a new home has been approved in principle. This letter is for indicative purposes only and does not constitute a formal loan from XXX

This letter is intended to give you an indication of the amount we are prepared to lend to you provided you comply with XXXXX lending requirements, detailed below, and, in the period prior to us making you a formal loan offer, we continue to be satisfied to lend to you.

The formal loan offer will, amongst other requirements, be subject to:

- XXX being satisfied with the information provided by you up to now or in the future including assessment and verification of all matters contained on your application form;
- For the avoidance of doubt, XXX reserves the right to seek up to date confirmation of income and/or bank statements prior to proceeding to any fully approval;
- XXX conducting an up to date revaluation of the proposed property and the value proving satisfactory to XXX and
- Important document being received and deemed satisfactory by XXX- these and any other requirements will be made known to you prior to issue of a formal letter of offer and may be included as conditions on that letter of offer.

Notwithstanding the above requirements XXX reserves the right not to make you a formal loan offer, and therefore you should not make any commitment, financial or otherwise, in reliance on this letter, and in particular you should place no reliance on this letter if you wish to enter into a binding contract to purchase any property. Please contact XXX prior to entering any such contract

Please note for Non First Time Buyers a limit of 80% load to value applies. For First Time Buyers a limit of 90% to value applies on the first €220,000 of the value of a residential property and a limit of 80% loan to value applies on any value of the property thereafter.

Please also note for 1 bed apartments the maximum loan to value is 75%.

For data protection reasons if this Approval in Principle has not progressed by XXX it will be cancelled, at which point you will be required to reinstate the application for a new Approval in Principle.

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. The valuation on the property must be undertaken no more than two months before the date of the letter of loan offer. This means that we may require a revaluation of the property in XXX standard form, before the letter of offer can issue to ensure it is undertaken not more than two months before the date of the letter of loan offer. The cost of the revaluation must be paid by you which will cost you € 65.00.

Your sincerely,

XXX

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.