

LTV Band Movement Valuation Application Form



(Only one application to be submitted per home mortgage account)

Customer Details

Borrower Name(s)

Property Address (Including Eircode)

Mortgage Accounts

Mortgage Account Number(s) attached to home mortgage

Additional Mortgage Account Number(s) (if applicable)

All mortgage accounts relating to the Private Dwelling Home (PDH) mortgage must be included on the application form.

Valuer Details

Valuer Name/ Firm

Valuer Contact Details (Point of Contact)

The Property Valuation Report must be completed by an approved valuer from our residential mortgage valuers panel, for full details see www.ptsb.ie/property-valuation.

If your current rate is Variable: upon receipt of this Application Form along with the Property Valuation Report, we will send you an Interest Rate Options Letter outlining what options are available to you at your updated LTV Band.

If your current rate is Fixed: Please see Point 19 in the Important Information section on the next page.

Customer Signature and Declaration

I/We declare that the information I/we have given to PTSB to be strictly true, to the best of my/our knowledge and belief. I/ We acknowledge that, in order to process this application, PTSB its servants and agents will hold and process information in connection with this application (together with such other information supplied to or obtained by PTSB separately) and will hold and process same for administrative, customer care and service purposes and the statistical purposes of the Department of the Environment, Community and Local Government where required by that Department. PTSB may also pass this information to other companies within the PTSB group in connection with those purposes. I/We acknowledge that PTSB will update the Loan to Value on the Primary Dwelling Home (PDH) mortgage using the property valuation report provided, and that at any time before completion of the application process, PTSB may make such confirmation subject to conditions or may refuse to proceed with this update where it has, in its reasonable opinion, grounds for doing so subject to applicable law. In the event that I/we wish to change any of the details on the application, the changes will be recorded on the application approval without the necessity of re-signing a further application form. I/We have had the necessary time to consider and query the information provided to me/us in relation to my/our application. I/We have been afforded the opportunity to seek independent legal and financial advice in relation to them. I/We have read and understood the important information overleaf of this application form and I/we agree to be bound by them.

Signature of Borrower 1:

Signature of Borrower 2:

Signature of Borrower 3:

Signature of Borrower 4:

Date

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Important Information

1. To proceed, the Borrower(s) must complete and sign this application form and submit it to PTSB (the Bank) together with the original property valuation report stating the current market value of the Borrower's principal private residence which is the security for the mortgage ("the Mortgaged Property"). All parties to the mortgage must sign the application form.
2. Fully completed application form should be submitted to the Bank together with the original property valuation report. You can post these documents to Mortgage Department, PTSB, 56-59 St. Stephen's Green, Dublin 2 or drop it in to your nearest PTSB branch.
3. The Borrower(s) accepts that the property valuation(s) submitted with this application form will be used to calculate the Loan to Value ("LTV") which is used to determine the interest rate options available to you.
4. Where the value on the property valuation report is lower than the Mortgaged Property's previous valuation, (which may be valuation at drawdown), please do not submit the revised property valuation report as it may increase the interest rates offered to you.
5. Where an update to LTV band interest rates applies, this update will only apply to the Borrower(s) home loan (Mortgaged Property).
6. The Borrower(s) must choose a valuer from PTSB's panel of approved valuers to complete the property valuation. Only property valuation reports received from PTSB's appointed valuers panel are acceptable. The full list of PTSB's appointed panel valuers can be found on www.ptsb.ie/property-valuation.
7. The property valuation report must be dated within 4 months upon the Bank's receipt. The Bank will not accept a valuation which is older than 4 months. The Bank reserves the right to not accept the valuers report if believes, in its reasonable opinion, it does not accurately reflect the current market value of the Mortgaged Property.
8. The Borrower(s) are responsible for arranging the property valuation report and for the cost of the property valuation. The Property Valuation fee is €150 as of 01/12/2023, which is inclusive of VAT but excludes valuer's travel expenses. (1-20km = Nil, 21km – 40km =€1.00 per km. Above 40km to be agreed between the Borrower(s) and the Valuer prior to inspection).
9. Where the loan is secured on one or more properties which are additional to the Mortgaged Property ("Cross charged properties"), the Borrower will be required to obtain, at their own expense, a valuation report in respect of each of the Cross charged properties. The additional valuation(s) will be aggregated with the valuation in respect of the Mortgaged Property. The LTV ratio of the Mortgaged Property will be determined by the ratio to which the aggregate values of the Mortgaged Property and the cross charged properties bear towards the current outstanding amount of all loans secured on the Mortgaged Property and the Cross charged properties.
10. Upon receipt of completed property valuation report and application form, the Bank will issue an updated letter detailing all interest rate options available to the Borrower(s) for completion.
11. A full list of our mortgage interest rates currently on offer can be found on the mortgage section on our website www.ptsb.ie.
12. If the Borrower's current product is Standard Variable Rate (SVR) or LTV Variable, these products may no longer be offered to you. The new variable interest rate option available to you will be the Managed Variable Rate (MVR).
13. The Bank reserves the right to amend LTV band interest rates offering at any time. If we amend our LTV band interest rates between the date of your application and the date on which the LTV band interest rate is to be applied to your home loan mortgage account, it is the revised interest rate that will be applied.
14. If the Borrower is currently on a fixed rate and wishes to submit a property valuation, a fixed breakage fee will apply if a different interest rate is selected from the interest rate options letter.
15. This option is available in respect of Home Loans only (this includes tracker rate loans, that is, loans which track the European Central Bank Refinancing rate) and is based on the loan type at the time of mortgage drawdown. If you are on a tracker rate, please seek independent financial and/or legal advice regarding availing of this option.
16. Where the Borrower has been advanced one or more additional loans which is or are secured on the Mortgaged Property, the outstanding balances of any such loan or loans will be aggregated for the purposes of calculating the LTV ratio to be applied to the relevant interest rate band for such LTV ratio in respect of the loan on the Mortgaged Property and the appropriate Managed Variable Rate will apply.
17. Where the Borrower's loan is a OnePlan loan and the Borrower wishes to avail of the option, the Borrower authorises the Bank to transfer any balance in the Holding Account to be applied as a set-off in respect of the loan amount specified in the Borrower's Letter of Approval so that the resulting balance outstanding is the current balance on which the Borrower is making repayments under the OnePlan mortgage. As a consequence, no further withdrawals may be made from the Holding Account and the Holding Account will be closed. No OnePlan cheques must be written in the seven day period up to the date of application by the Borrower to avail of the option and all unused OnePlan Cheques must be returned to the Bank prior to or at the date of the said application.
18. Where the Borrower's loan is subject to a basis point interest rate adjustment (other than an Alternative Repayment Arrangement agreed under the Code of Conduct on Mortgage Arrears), where the Bank has agreed a specific interest rate other than that specified in the Letter of Approval (allowing for subsequent changes in interest rates from time to time), the Borrower may avail of the option but the said arrangement will terminate and will not therefore be continued or carried forward in respect of the Managed Variable Rate available under the option.
19. **Fixed rate customers:** If your fixed rate period is ending in the next 4 months, we will send you a letter inviting you to revalue your property. On this letter we will note a date by which you must return your Property Valuation Report along with this Application Form. If you return these documents before the date indicated on your letter, we will automatically send you a letter 2 months before your fixed rate ends outlining your options at the updated LTV Band.
If you submit your documents after the date noted on your letter, we will be unable to update your LTV and rate options until after your fixed rate period ends. We will send you an Interest Rate Options Letter outlining what options are available to you based on your updated LTV Band after your fixed rate ends.
If you are currently in a fixed rate period that is not due to end within the next 4 months, we will automatically send you an Interest Rate Options Letter outlining what options are available to you based on your updated LTV Band. If you decide to change your interest rate, a fixed rate breakage fee may apply.

Terms and conditions apply.

OnePlan Mortgages (if applicable)

Where I/we have a OnePlan Mortgage, I/we hereby:

- i. authorise the withdrawal of any sums remaining in the Holding Account and the transfer of those sums towards repayment (by way of set-off) of the amount advanced as specified in my/our Letter of Approval, and
- ii. acknowledge accordingly that I/we will not be able to use any remaining unused OnePlan cheques or make further withdrawals from my/our Holding Account and that the Holding Account will be closed, and
- iii. confirm that I/we have not written any One Plan cheques within the previous 7 days prior to the date of this application form and that I/we shall return any unused One Plan cheques prior to or at date of application to PTSB.

Signature of Borrower 1:

Signature of Borrower 2:

Signature of Borrower 3:

Signature of Borrower 4:

Date

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Using your personal data

In providing personal banking services to you, we need to process personal data about you. This involves asking you for specific personal data, processing this personal data and storing it for a period of time. An explanation of how your personal data is used in the provision of our services to you, our running of the bank and your rights in relation to your personal data is provided in the Data Protection Notice, available on www.ptsb.ie. If you would like a copy of the full Data Protection Notice, please ask a branch staff member, call Open24 on 0818 502 424 or view it at www.ptsb.ie.

Important information including Consumer Credit Act 1995 and Consumer Protection Code

Please note carefully the following information relating to Housing Loans within the meaning of the Consumer Credit Act 1995.

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

Valuation

A property valuation must be carried out as part of the application process. This property valuation report must be completed by PTSB approved panel valuer and dated within 4 months. Please return the original signed and stamped valuation report along with this application form to PTSB, Mortgage Department, 56/59 St. Stephens Green, Dublin 2.

Other fees:

Please note, you may incur some fees should you avail of additional services such as legal or financial advice, however, such services are optional and at the customer's discretion.

WARNING: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT. VARIABLE RATE LOANS – THE PAYMENT RATES ON THIS HOUSING LOAN MAY BE ADJUSTED BY THE LENDER FROM TIME TO TIME.

WARNING: THE COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE.

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.

WARNING: IF YOU DO NOT KEEP UP YOUR REPAYMENTS, YOU MAY LOSE YOUR HOME.