



A Mortgage Provider You Can Trust.



5 Reasons You Can Trust East Coast Credit Union

1 A Lender You Can Trust

Credit Unions are consistently Ireland's most trusted organisation, winning the CX Customer Experience Award and others! East Coast Credit Union has been embedded in our local community for more than 60 years, we know you and you know us and we are here to help.

2 Mortgage Types

We offer two main mortgage options to suit your needs: First-Time Buyer and Switcher mortgages. Whether you're buying your first home or looking to switch providers, we have a solution to help you get started or save on your current mortgage.

3 Flexible Repayment Options

The maximum term on our mortgages is up to 35 years (T&Cs Apply), and we can help you choose a term length that suits you. Our mortgages have an early repayment option, meaning you could save on the cost of credit!

4 Competitive Rates

Our mortgages aren't just about great service; they are also great value! To see what your repayments could look like, check out our Mortgage Calculator, we offer competitive variable rates.

5 We're Here To Help

From our Mortgage Affordability Calculator, which helps you determine how much you can borrow, to our dedicated team who will guide you through every step of the process - whether you choose to work with us online or in person—we're here to support you.

4 Steps to Buying Your New Home

1 Get In Touch

Reach out to us in the way that suits you best—whether online, in person, or over the phone. We're here to get you started on your journey to homeownership

2 Chat with our Mortgage Specialists

Our friendly mortgage specialists will take the time to understand your needs and provide expert guidance to help you make informed decisions

3 Gather Relevant Documents

To move forward smoothly, we'll guide you on the documents needed for your mortgage application—making the process quick and easy.

4 Find Your Dream Home

Once you're pre-approved, it's time to explore properties! With your financing in place, you can confidently search for the perfect home

Our Types of Mortgages

1 First Time Buyers

We offer a great package for First Time Buyers. As a Credit Union, we will be there to support and guide you throughout your journey while offering great value.

2 Movers

Our package for Movers & Switchers is designed to make things as smooth as possible. Contact us for more information.

To Switch your mortgage, you'll need to:

- Provide statements showing your last 12 months' repayments for any existing mortgage.
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3 Switchers

Come talk to us about our members only mortgage package.

Not a Member? Not a Problem!

If you live and work within our common bond you can apply for membership and avail of our member only mortgage rate.

See our website for details www.eastcoastcu.ie/Join-Us

Standard Documents

- Required for All Applications

	1st Applicant	2nd Applicant
<ul style="list-style-type: none">All applicants must be, or be eligible to become, East Coast Credit Union members.	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">Proof of Deposit - Details of the source of your Deposit to complete the proposed property purchase will be required e.g:<ul style="list-style-type: none">Proof of SavingsConfirmation of Gift, if applicable (This form is included in your East Coast Credit Union mortgage pack)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">6 months most recent current account statements	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">6 months most recent statements for any financial institution outside of East Coast Credit Union:<ul style="list-style-type: none">SavingsInvestmentsBank Statements	<input type="checkbox"/>	<input type="checkbox"/>

Potential Additional Documentation

	1st Applicant	2nd Applicant
<ul style="list-style-type: none">We may require a rental agreement if you are currently renting, and there is no regular standing order/direct debit evidencing rent being paid out of your current account	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">If you are divorced or separated, we can accept a Solicitor's written confirmation of any financial obligations/maintenance payments stipulated in the separation agreement	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">For non-EU nationals, evidence of GNIB / IRP Card Stamp 4/5 is needed	<input type="checkbox"/>	<input type="checkbox"/>

Potential Additional Documentation

1st Applicant 2nd Applicant

- If you have non-PAYE income, we need the following documentation:
 - 3 most recent Revenue acknowledged Form 11's
 - Up-to-date tax clearance certificate

For PAYE Employees

1st Applicant 2nd Applicant

- Certificate of Income to be completed and stamped by your employer confirming employment permanency and basic salary (Certificate of Income is included in your East Coast Credit Union mortgage pack)
- Up-to-date payslips for three consecutive months prior to mortgage application
- Most recent employment detail summary (formerly S60). This can be found in the "My Account" section on www.revenue.ie

For Self-Employed/Sole Trader/Director of a Company/Partnerships

1st Applicant 2nd Applicant

- Most recent 3 years audited accounts/ trading accounts certified by your accountant
- 3 most recent Revenue acknowledged Form 11's
- Up-to-date tax clearance certificate
- 12 months most recent business current account statements
- 12 months most recent statements for any borrowings not held with East Coast Credit Union for the business accounts

Tenant Purchase or Council Buyout

	1st Applicant	2nd Applicant
• Letter from Council offering to sell the property and the terms and conditions of such a sale	<input type="checkbox"/>	<input type="checkbox"/>
• 12 months most recent council rental statement	<input type="checkbox"/>	<input type="checkbox"/>

Member Identification

	1st Applicant	2nd Applicant
To comply with anti-money laundering legislation, you will need suitable proof of Identity and residential address:		
• A current passport or driving license (if not on file)	<input type="checkbox"/>	<input type="checkbox"/>
• A current utility bill or current bank/financial statement dated within the past six months	<input type="checkbox"/>	<input type="checkbox"/>
• Proof of your Personal Public Service Number (PPSN). This is required by the Central Bank of Ireland's Central Credit Register for Member Identification	<input type="checkbox"/>	<input type="checkbox"/>

Insurance

	1st Applicant	2nd Applicant
• Members are required to seek their own Mortgage Protection Insurance and Home Insurance before the mortgage has been drawn down.	<input type="checkbox"/>	<input type="checkbox"/>

Other Information

- Mortgages must be for a Member's Principal Private Residence, so the property you are buying must be the home you will live in.
- East Coast Credit Union does not currently offer mortgages for investment or holiday homes.
- Valuation - your house will have to be valued by an independent valuer at your own expense. If the valuation is carried out more than four months before the requested date of drawdown, a re-valuation will be required.

What Other Things Do I Need To Know?

- East Coast Credit Union can only lend to people aged 18 years of age or older
- If married, you will need to submit a joint application
- The longest term we will lend over is 35 years (depending on your age)
- Repayments can vary. Fluctuation in the variable interest rate could affect the amount payable
- East Coast Credit Union Mortgages are solely for the purpose of purchasing Principal Private Dwellings in the Republic of Ireland
- All East Coast Credit Union Mortgage applicants must be East Coast Credit Union members before applying
- Once you become a East Coast Credit Union member and meet all other criteria, you can apply for a East Coast Credit Union Mortgage immediately
- Security, property insurance and life cover required. Loans are subject to approval. Terms Conditions apply.

These are standard warnings about your payments and your rates that we must give you:

WARNING: Your home is at risk if you do not keep up the payments on a mortgage or any other loan secured on it.

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.

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

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

WARNING: The cost of your monthly repayments may increase.*

WARNING: The payment rates on this housing loan may be adjusted by the lender from time to time.*

*Applies to variable rates only

The amount you can borrow depends on how much you can afford to repay, typically no more than 3.5 times your gross income, but will depend on your individual circumstances. Factors considered include your income, financial status, and evidence of your ability to repay, including your capacity to pay at higher interest rates. Maximum loan amount is 90% of the property value for first time buyers, determined by the purchase price or valuation, whichever is lower. You must provide proof of income. Mortgage loans must be secured, East Coast Credit Union requires a first legal charge on the property. You must pay for a valuation of your property. You must use a valuer from the Institute of Professional Auctioneers and Valuers. Legal fees will apply, these fees will be determined by negotiation with your solicitor.