

A GUIDE TO

Looking for a mortgage

Buying a home is one of the biggest decisions you will make. Our experienced team in North Dublin can take the hassle away. We have extensive experience of supporting people throughout the entire home buying process and we can guide you through it all, getting you the best deal for your money. We'll make sure everything runs smoothly from the time you make your application until you get the keys to your new home.

Our services include:

- Getting you the best deal
- Placing your mortgage application with a lender
- Organising all the paperwork
- Liaising with your solicitor
- Advising you on your life cover needs

We'll guide you through every step along the way!





Application



Approval



Bid



Mortgage



You save!

“Mortgage Plan helped us so much through the process. We now have our dream home.”



Let's look at what's involved in more detail:

Online application

The first step is to fill in our online application form, giving us the information we need to get the best mortgage deal.

Finding a home

Now that you know your budget the next step for you is to identify a property. At this point, the selling agent will ask you for a booking deposit. Once you are sale agreed, you need to contact us and we can arrange a valuation on your new home.

Letter of loan offer

Once the mortgage valuation has been returned by the valuer to the bank, we confirm the final details so that the lender can issue the formal letter of loan agreement to your solicitor.

Signing the contract and loan documents

You meet with your solicitor who will talk you through the details of the contract to purchase the property along with the letter of loan agreement. You will pay the balance of the deposit to secure the property and the solicitor will return the signed contracts to the vendor's solicitor. You should also request a closing date so that we can work towards a specific date to have your file ready for closing.

Getting ready to close

We will review all of your life assurance needs and ensure you have the appropriate level of cover to allow your mortgage to drawdown. We will also check any other conditions of the approval and ensure everything is in place for your chosen closing date.

Moving in

You receive the keys and get ready to move into your dream home! The repayments on your mortgage typically start within a month of the date your solicitor draws down the funds from the lender.

What are the costs involved?

Mortgage Plan don't charge fees for our work. However, you will have some expenses to pay in relation to your house purchase. Costs include:

A valuation report A valuation of the property must be carried out by a valuer from our panel of valuers prior to loan approval. This valuation will cost you €185 (this may be higher for multi-unit properties).

Solicitors' fees You will need a solicitor to act on your behalf to complete the legal work required. You will get these costs directly. It is wise to get competitive quotes from solicitors as costs may vary.

Mortgage protection The mortgage lender will require you to take out a mortgage protection policy for the amount and term of the mortgage. We can advise you of the options and research the market to secure the most suitable product and price.

Property insurance It will also be a condition in your loan offer that your property is adequately insured for the full reinstatement value (i.e. Rebuilding cost) specified in your valuation report.

Mortgage Plan

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