

Ulster Bank to offer customers €1,500 contribution towards mortgage legal fees*

- Bank also announces introduction of new mobile mortgage managers -

12th March 2015: Ulster Bank has announced today that it will pay a €1,500 contribution towards new mortgage customer's legal fees. The payment, which will be made following mortgage drawdown, is available to customers who have a mortgage offer issued between 13th March and 13th June 2015.

The Bank, which recently announced its biggest ever mortgage rate reduction across fixed and variable ranges which are available to both new and existing customers, is targeting the mortgage market as a key channel for growth as it challenges the two domestic pillar banks. Its team of new 'mobile mortgage managers' are equipped to visit customers outside of the branch network and talk them through the mortgage options available to them. This new team will be in addition to the Bank's retail branch network as well as its online and telephony channels giving customers more choice when it comes to discussing their mortgage options with Ulster Bank.

Jim Ryan, Head of Branch Banking at Ulster Bank said,

"I'm really delighted to be able to announce this great new mortgage offer. We are constantly trying to help our customers fulfill their ambition to own their own home and this new initiative is part of our wider mortgage rate and service offering which includes some market-leading mortgage rates across our fixed and variable range."

He continued,

"At Ulster Bank we have long-focused on choice and being where customers want us to be. Selected branches are open on Saturdays and late on Thursday evenings and our new mobile mortgage managers will travel to customers' homes and places of work or anywhere that is convenient for them. " Ulster Bank is committed to becoming number.1 for customer service on the island of Ireland so in addition to great rates for new and existing customers we now have these unrivalled additional services to offer our customers including first-time buyers" he concluded.

ENDS

Notes to Editors

* Offer runs from 13th March to 13th June 2015 and can be withdrawn or extended at any stage at sole discretion of Ulster Bank. Mortgage Offer must be issued within this period to be eligible.

5 year fixed mortgage rates

LTV = <60%			
Lender	LTV	Rate	Ranking
UB	60%	3.70%	1
KBC (MTA)	<60%	3.80%	2
PTSB	60%	3.90%	3

LTV = <80%			
Lender	LTV	Rate	Ranking
UB	80%	3.80%	1
PTSB	80%	3.90%	2
KBC (MTA)	80%	3.90%	3
BOI	75%	3.95%	4

LTV = <100%			
Lender	LTV	Rate	Ranking
UB	90%	3.90%	1
EBS (new)	92%	3.90%	1
AIB	92%	3.90%	1
Haven	92%	3.90%	1

KBC (MTA)	90%	4.00%	5
BOI	90%	4.15%	6
PTSB	90%	4.35%	7
KBC	90%	4.94%	8

Facts and Figures on Ulster Bank Mortgages

A clear guide '8 Steps to Buying your First Home' available online and in branch

Two online calculators to help potential mortgagees figure out 'How Much I Can Borrow' and 'What Are My Repayments?'

Important Information

- Lending criteria terms and conditions apply.
- Security and insurance are required.
- Credit facilities are subject to repayment capacity and financial status and are not available to persons under 18 years of age.
- Mortgaged property must be in the Republic of Ireland. Applicant must be resident in the Republic of Ireland.
- Following mortgage drawdown €1,500 will be transferred into the customer's current account within two months. Payment will not be made if mortgage is not drawn down.
- €1500 payment is a contribution towards the customer's legal fees. Where legal fees have already been paid by the customer, the €1500 is a reimbursement of fees incurred.
- Offer not available on home mover mortgage where entire balance is on a historic ported or 5yr Tracker product, Further Advance, Negative Equity, Retentions, Buy to Let mortgages and Transfer of Title.
- The loan amount is not based on one fixed formula. Factors reflecting the repayment capacity of each applicant are individually assessed based on a number of factors including qualifying income, net disposable income and existing commitments.
- Minimum mortgage amount is €40,000. The maximum sum advanced is the lower of the purchase price or value of the property.
- The cost per month of a typical €100,000, 20 year variable rate mortgage at 4.4% Annual Percentage Rate (variable) is €621.90 excluding insurance. Total amount repayable €149,256.00. The additional cost per month of a 1% rise in the rate of interest of such a mortgage is €54.74. This quotation is for illustrative purposes only. Early repayment charges apply during the fixed period.
- For First Time Buyers up to 90% LTV is available on the first €220,000 of a residential property and 80% LTV for any value after that. Up to 80% LTV is available for Home Mover and Switcher mortgages.
- Ulster Bank subscribes to the Irish Banking Federation voluntary code of conduct on pre-contractual information for home loans. A copy of this brochure is available in all branches.

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.

WARNING

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

For further information on the products and services (including rates etc) available from Ulster Bank, call into your local Ulster Bank branch or visit www.ulsterbank.ie/mortgages Ulster Bank Ireland Limited is regulated by the Central Bank of Ireland.