

Local Authority Home Loan

**An Easy-to-Read Guide
to the Local Authority Home Loan**





This is an Easy-to-Read guide to the Local Authority Home Loan.

What is in this document?



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Local Authority Home Loan

1. What is the Local Authority Home Loan?

It is a type of mortgage that is available through local authorities.



Local authorities are also known as county councils or city councils.



A mortgage is an amount of money that you borrow from a bank to help you buy a home, like a house or an apartment.

You pay the money back over a number of years.

The Local Authority Home Loan can be used to buy:



- a new home or
- a second-hand home or
- a home you build yourself.



You can get a loan of up to 90% of the cost of the home.

You can have up to 30 years to pay back the local authority home loan.



2. Who is the Local Authority Home Loan for?

You must be a First Time Buyer or a Fresh Start applicant.



An applicant is someone who is applying for something, for example, you are an applicant if you apply for the local authority home loan scheme.



First time Buyer:

This means that you must not have ever bought or built a home:

- in Ireland
- in another country
- on your own or
- with someone else.



Fresh Start Applicants:

You could apply for the loan under the Fresh Start Principle if you:

- Owned a home in the past with someone, **and**
- you have divorced or separated, and you no longer have interest in the home.





- **Or** you owned a home but no longer have financial interest in this home because you went bankrupt.



Bankrupt means that you could not pay back money you owed in the past and the bank took back your home to sell it.

If you get the Fresh Start Principle you will be treated like a First Time Buyer.



3. Rules when applying for the Local Authority Home Loan.

You must show letters that you were unable to get a mortgage from two banks for more money than the local authority home loan.



You must be between 18 years old and 70 years old.



You must be going to live in the home.



You must currently have the right to reside in the State.

Reside means to live somewhere.



If you are applying on your own, you must earn less than €80,000 for the year.

If you are applying with another person, your total income must be less than €85,000 for the year.



You must apply together if you are married, in a civil partnership, or in a long-term relationship.



4. Rules for the home you want to buy with the Local Authority Home Loan.

The home must be in the Republic of Ireland.



The maximum amount the home can cost is based on what county the property is in.



Follow this link to see how much the home can cost in each county:

<https://localauthorityhomeloan.ie/borrowing/>



You will need to give your local authority a valuation report.

This valuation report is a document that tells you how much the home should cost.



You will have to organise a person who is authorised to do a valuation report, like an estate agent, to come and do a valuation report of the home.



Your local authority can give you a sample form of this report for the estate agent to fill in.



This report is only needed when you have gone Sale Agreed on a home.



You must get home insurance for the home you want to buy.

All applicants must have Mortgage Protection Insurance.



You must continue to pay this insurance so that if anything happens your family can continue to live in the home and the mortgage may be paid by the insurance.



5. What documents will you need to apply for the Local Authority Home Loan?

You will need to fill in an application form.



You can click here for the form: [Application Form | Local Authority Home Loan](#)



You will need to give documents to prove:

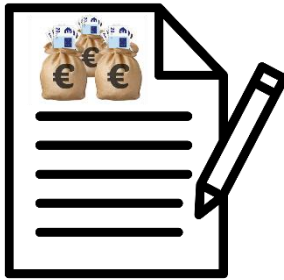
- your name
- your address
- your Personal Public Service Number (This is also called your PPSN)
- your finances (like bank statements)
- details about your income.





You can only use income earned from the Republic of Ireland or Northern Ireland in your application.

Other Documents



If you are renting a home, you will need to give the following documents:

- The last 12 months' proof of rent payments.
- You must give your local authority a letter if you are in receipt of:
 - Rental Accommodation Scheme (RAS) or
 - Housing Assistance Payment (HAP)



You can get these letters from the Housing Section .



Mortgage refusal



You will need to give letters from two banks showing that they refused you a mortgage for the cost of the home you want to buy.

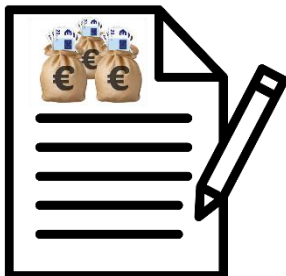


Savings

You must show that you have savings from the last 12 months and that these savings are stable increasing.



You can show:



- bank statements,
- post office savings,
- credit union savings or
- a similar document



You can ask your local authority to tell you all of the documents you will need to apply.

Deposit



You will need a deposit.

A deposit is an amount of money you pay upfront when buying a home.



The deposit will need to be 10% of the cost of the home you want to buy.

The deposit can be made up of:

- Savings
- Gift
- Inheritance
- Winnings



But there are rules about how much of the deposit needs to come from savings.

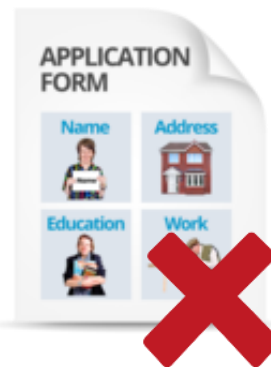


6. Can you use this loan to build your own home?

Yes, but there are more rules if you want the loan for a home you want to build yourself.



Your local authority can explain these rules to you.



7. Reasons your application might be refused:

- You have not paid back money you have owed in the past.
- You do not have enough income each month for the repayments on the loan.
- You have not saved enough money for a deposit.
- You are currently paying back too many loans.





- Your income is not shown in the documentation you gave with your application.
- Your bank statements show that you have missed loan payments.



8. More information.

For more information on anything in this guide contact your local authority.



Some useful websites:

[Local Authorities \(www.gov.ie\)](http://www.gov.ie)

[Housing - CCPC Consumers](#)

www.citizensinformation.ie

www.housingagency.ie

[Local Authority Home Loan](#)



An Ghníomhaireacht
Tithíochta
The Housing Agency

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This document was proof-read for its accessibility by people with disabilities at Inclusion Ireland.



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