

Northern Ireland

Residential mortgage rates



For purchase and remortgage

Our residential mortgages cover a variety of options to help meet your needs including fixed or variable rates. We offer a range of features too such as no product fee to pay, Standard Valuation fee or legal fees paid by us and cashback paid to you following completion.

- All information correct as at 26/06/2020
- Lending Fee £195 (due on completion but payment can be deferred until mortgage is fully repaid)
- After the initial fixed rate period, all our mortgages revert to the Bank of Ireland Standard Variable Rate (SVR), which is currently 4.09%, for the rest of the period
- All our residential products are only available on a capital Repayment basis, except where stated

Up to 60% Loan to Value Fixed rates

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	60%	1.32% fixed	31/08/2022	3.7% APRC	£1,495	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£1,500,000	MWW
2 Year	60%	1.85% fixed	31/08/2022	3.8% APRC	£0	£400	No	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£50,000	£1,500,000	MWX
5 Year	60%	1.63% fixed	31/08/2025	3.2% APRC	£995	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£1,500,000	NDN
5 Year	60%	1.68% fixed	31/08/2025	3.0% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£1,500,000	NDP
5 Year	60%	1.82% fixed	31/08/2025	3.3% APRC	£0	£400	No	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£50,000	£1,500,000	NDQ

Representative example:

A mortgage of £75,000 payable over 15 years initially on a fixed rate for 2 years at 1.85% and then on our current variable rate of 4.09% for the remaining 13 years would require 24 monthly payments of £477 and 156 monthly payments of £548.

The total amount payable would be £97,079 made up of the loan amount plus interest (£21,869), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.8% APRC representative.

Please read in conjunction with our lending criteria

Your home may be repossessed if you do not keep up repayments on your mortgage.

To find out more call us today on 0800 169 0082*

* All calls will be recorded for training and monitoring purposes. Lines open 8.30am to 6pm Monday to Friday.

Bank of Ireland UK is a trading name of Bank of Ireland (UK) plc which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 512956. You can confirm our registration on the FCA's website (This link will open a new window) (www.fca.org.uk) or by contacting the FCA on 0800 111 6768. Registered in England & Wales. Registered Number: 7022885. Registered Office: Bow Bells House, 1 Bread Street, London, EC4M 9BE.

NI260620 26/06/2020 13468200430c

Northern Ireland

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Up to 70% Loan to Value Fixed rate

For Interest Only and Part & Part mortgages the maximum Interest Only Element is 60% LTV

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
5 Year	70%	1.83% fixed	31/08/2025	3.1% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part* - Interest Only*	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£1,500,000	NDR

Representative example:

A mortgage of £75,000 payable over 15 years initially on a fixed rate for 5 years at 1.83% and then on our current variable rate of 4.09% for the remaining 10 years would require 60 monthly payments of £477 and 120 monthly payments of £531.

The total amount payable would be £92,563 made up of the loan amount plus interest (£17,353), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.1% APRC representative.

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Up to 75% Loan to Value Fixed rates

For Interest Only and Part & Part mortgages the maximum Interest Only Element is 60% LTV

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	75%	1.44% fixed	31/08/2022	3.7% APRC	£995	£0	No	Yes	- Capital Repayment - Part & Part* - Interest Only*	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£1,000,000	MXC
2 Year	75%	1.73% fixed	31/08/2022	3.6% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part* - Interest Only*	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£1,000,000	MXD
2 Year	75%	1.91% fixed	31/08/2022	3.8% APRC	£0	£400	No	Yes	- Capital Repayment - Part & Part* - Interest Only*	3% until 31/08/2021 then 2% until 31/08/2022	£50,000	£1,000,000	MXE
5 Year	75%	1.63% fixed	31/08/2025	3.1% APRC	£995	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part* - Interest Only*	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£1,000,000	NDS
5 Year	75%	1.76% fixed	31/08/2025	3.1% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part* - Interest Only*	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£1,000,000	NDT
5 Year	75%	1.93% fixed	31/08/2025	3.3% APRC	£0	£400	No	Yes	- Capital Repayment - Part & Part* - Interest Only*	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£50,000	£1,000,000	NDU

Representative example:

A mortgage of £75,000 payable over 25 years initially on a fixed rate for 2 years at 1.73% and then on our current variable rate of 4.09% for the remaining 23 years would require 24 monthly payments of £308 and 276 monthly payments of £392.

The total amount payable would be £115,913 made up of the loan amount plus interest (£40,703), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.6% APRC representative.

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Up to 80% Loan to Value Fixed rates

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	80%	1.58% fixed	31/08/2022	3.8% APRC	£995	£0	No	Yes	- Capital Repayment	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£1,000,000	MXG
5 Year	80%	1.93% fixed	31/08/2025	3.4% APRC	£995	£400	No	Yes	- Capital Repayment	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£50,000	£1,000,000	NDV

Representative example:

A mortgage of £80,000 payable over 25 years initially on a fixed rate for 2 years at 1.58% and then on our current variable rate of 4.09% for the remaining 23 years would require 24 monthly payments of £323 and 276 monthly payments of £418.

The total amount payable would be £124,335 made up of the loan amount plus interest (£43,130), product fee (£995), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.8% APRC representative.

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Up to 85% Loan to Value Fixed rates

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	85%	1.58% fixed	31/08/2022	3.8% APRC	£995	£0	No	Yes	- Capital Repayment	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MZQ
2 Year	85%	1.78% fixed	31/08/2022	3.7% APRC	£0	£0	No	Yes	- Capital Repayment	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MZR
2 Year	85%	1.83% fixed	31/08/2022	3.7% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MZS
5 Year	85%	1.93% fixed	31/08/2025	3.4% APRC	£995	£400	No	Yes	- Capital Repayment	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£50,000	£750,000	NDW
5 Year	85%	1.99% fixed	31/08/2025	3.3% APRC	£0	£0	No	Yes	- Capital Repayment	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	NDX
5 Year	85%	2.03% fixed	31/08/2025	3.2% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	NDY

Representative example:

A mortgage of £101,500 payable over 15 years initially on a fixed rate for 2 years at 1.83% and then on our current variable rate of 4.09% for the remaining 13 years would require 24 monthly payments of £645 and 156 monthly payments of £741.

The total amount payable would be £131,262 made up of the loan amount plus interest (£29,552), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.7% APRC representative.

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Up to 85% Loan to Value Variable rate

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
Term	85%	4.09% variable	For Term	4.4% APRC	£0	£0	No	No	- Capital Repayment	None	£25,001	£750,000	MTX

Representative example:

A mortgage of £25,619 payable over 15 years on our current variable rate for the mortgage term of 15 years at our current rate of 4.09% variable would require 180 monthly payments of £191.

The total amount payable would be £34,769 made up of the loan amount plus interest (£8,700), product fee (£0), valuation fee (£240), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 4.4% APRC representative.

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First Start mortgage rate



For stepping onto the ladder

First Start is our specialist first time buyer mortgage. You can borrow up to 85% LTV and also take advantage of these rates even if you are not a first time buyer.

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- Lending Fee £195 (due on completion but payment can be deferred until mortgage is fully repaid)
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Up to 85% Loan to Value Fixed rate

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
5 Year	85%	1.98% fixed	31/08/2025	3.3% APRC	£995	£500	No	Yes	- Capital Repayment	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£50,000	£500,000 including fees	NEL

Representative example:

A mortgage of £233,750 payable over 21 years initially on a fixed rate for 5 years at 1.98% and then on our current variable rate of 4.09% for the remaining 16 years would require 60 monthly payments of £1,135 and 192 monthly payments of £1,326.

The total amount payable would be £323,798 made up of the loan amount plus interest (£88,843), product fee (£995), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.3% APRC representative.

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Northern Ireland

Co-ownership mortgage rate



For purchase

Exclusively available to customers who are purchasing a share of their home on a co-ownership basis through the Northern Ireland Co-ownership Housing Association Limited (NICHA).

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Up to 75% Loan to Value Fixed rate

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	75%	2.02% fixed	31/08/2022	3.8% APRC	£0	£0	No	Yes	- Capital Repayment	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£123,750	MYM

Representative example:

A mortgage of £74,975 payable over 30 years initially on a fixed rate for 2 years at 2.02% and then on our current variable rate of 4.09% for the remaining 28 years would require 24 monthly payments of £278 and 336 monthly payments of £357.

The total amount payable would be £126,680 made up of the loan amount plus interest (£51,495), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.8% APRC representative.

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Self Build mortgage rate



For building your own home

Our Self Build mortgage is designed to be used in conjunction with a Bank of Ireland staged payment facility and allows you to borrow up to 75% of the property value.

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Up to 75% Loan to Value Variable rate

For Interest Only and Part & Part mortgages the maximum Interest Only Element is 60% LTV

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
3 Year	75%	2.09% variable	31/08/2023	3.6% APRC	£0	£0	No	Yes	- Capital Repayment - Part & Part* - Interest Only*	3% until 31/08/2022 then 2% until 31/08/2023	£25,001	£1,000,000	MYN

Representative example:

A mortgage of £170,000 payable over 25 years on our tracker rate for 3 years at 2.00% below our standard variable of 4.09% and then on our standard variable rate of 4.09% for the remaining 22 years would require 36 monthly payments of £783 and 264 monthly payments of £892.

The total amount payable would be £263,999 made up of the loan amount plus interest (£93,789), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.6% APRC representative.

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Personal Current Account mortgage rate



For purchase and remortgage

Exclusively for customers who are purchasing or remortgaging and hold a Current Account[†] with Bank of Ireland (UK) plc.

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Up to 75% Loan to Value Fixed rate

For Interest Only and Part & Part mortgages the maximum Interest Only Element is 60% LTV

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
7 Year	75%	2.82% fixed	31/08/2027	3.5% APRC	£0	£1,000	No	Yes	- Capital Repayment - Part & Part* - Interest Only*	4% until 31/08/2024 then 3% until 31/08/2026 then 2% until 31/08/2027	£50,000	£1,000,000	NEM

[†] Personal Current Account mortgage products are exclusive to holders of a Bank of Ireland (UK) plc Personal Current Account, a Graduate Current Account or a Student Account (3rd level) with a mandated salary paid into it. This applies to both existing and newly opened accounts.

Representative example:

A mortgage of £75,000 payable over 25 years initially on a fixed rate for 7 years at 2.82% and then on our current variable rate of 4.09% for the remaining 18 years would require 84 monthly payments of £349 and 216 monthly payments of £386.

The total amount payable would be £112,966 made up of the loan amount plus interest (£37,756), product fee (£0), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 3.5% APRC representative.

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NI260620 26/06/2020 13468200430c

Northern Ireland

Buy to Let mortgage rates



For property investors

Our Buy to Let mortgages are designed for those looking to get into the property rental market.

- All information correct as at 26/06/2020
- Lending Fee £195 (due on completion but payment can be deferred until mortgage is fully repaid)
- After the initial fixed rate period, all our mortgages revert to the Bank of Ireland Standard Variable Rate (SVR), which is currently 4.09%, for the rest of the period

Up to 60% Loan to Value Fixed rates

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	60%	1.90% fixed	31/08/2022	3.6% APRC	£0	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MYR
2 Year	60%	1.93% fixed	31/08/2022	3.6% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MYS
5 Year	60%	1.99% fixed	31/08/2025	3.0% APRC	£0	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	MYT
5 Year	60%	2.04% fixed	31/08/2025	3.0% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	MYU

Please read in conjunction with our lending criteria

Please note we will assess your application against our current lending criteria. Please ask us for details.

Bank of Ireland UK does not provide any recommendation or advice in relation to Buy to Let mortgages

A 'receiver of rent' may be appointed and/or the property may be repossessed if you do not keep up repayments on your mortgage

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Up to 75% Loan to Value Fixed rates

Term	LTV	Rate	End Date	The Overall Cost for Comparison	Product Fee	Cashback	Standard Legal Fees paid by Lender	Standard Valuation Fee paid by Lender	Repayment basis	Early Repayment Charge	Min Loan	Max Loan	Code
2 Year	75%	2.17% fixed	31/08/2022	3.7% APRC	£0	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MYV
2 Year	75%	2.21% fixed	31/08/2022	3.7% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part - Interest Only	3% until 31/08/2021 then 2% until 31/08/2022	£25,001	£750,000	MYW
5 Year	75%	2.36% fixed	31/08/2025	3.2% APRC	£0	£0	No	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	MYX
5 Year	75%	2.37% fixed	31/08/2025	3.2% APRC	£0	£0	Remortgage Only	Yes	- Capital Repayment - Part & Part - Interest Only	4% until 31/08/2022 then 3% until 31/08/2024 then 2% until 31/08/2025	£25,001	£750,000	MYY

Please read in conjunction with our lending criteria

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