

Product Switch Mortgages

Existing Customers



- All the details on our rates are correct from 31/07/2025. Our rates can be removed at any time, without notice.
- The rates you'll be able to choose from depend on the type of mortgage you have and your Loan to Value (LTV). Your LTV is the amount you owe on your mortgage as a percentage of how much your property is worth. For example if you owe £75,000 and your property is worth £100,000, your LTV would be 75%.
- Visit bankofirelanduk.com/hub to register and log into your hub. You'll see what your interest rate and LTV is. Or, you can visit bankofirelanduk.com/get-in-touch if you need to speak with us.
- All our fixed interest rates move onto our Standard Variable Rate (SVR) when the fixed period ends. **Our SVR is currently 7.44%.** Your mortgage will stay on this rate for the length of your mortgage unless you switch to another deal. You can apply for a new fixed rate four months before your current deal ends.

Standard Mortgages

60% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	3.94% fixed	30/11/2027	6.8% APRC	£1,495	3% until 30/11/2026 then 2% until 30/11/2027	AJGH
2 Year	3.99% fixed	30/11/2027	6.8% APRC	£995	3% until 30/11/2026 then 2% until 30/11/2027	AJGJ
2 Year	4.47% fixed	30/11/2027	6.8% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJGK
3 Year	4.19% fixed	30/11/2028	6.5% APRC	£1,495	3% until 30/11/2027 then 2% until 30/11/2028	AJGL
3 Year	4.29% fixed	30/11/2028	6.5% APRC	£995	3% until 30/11/2027 then 2% until 30/11/2028	AJGN
3 Year	4.57% fixed	30/11/2028	6.5% APRC	£0	3% until 30/11/2027 then 2% until 30/11/2028	AJGP
5 Year	4.39% fixed	30/11/2030	6.1% APRC	£1,495	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJGQ
5 Year	4.46% fixed	30/11/2030	6.1% APRC	£995	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJGR
5 Year	4.67% fixed	30/11/2030	6.1% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJGS

Representative Example:
A mortgage of £87,618 payable over 19 years initially on a fixed rate for 2 years at 4.59% and then on our current variable rate of 7.44% for the remaining 17 years would require 24 monthly payments of £586 and 198 monthly payments of £714.

The total amount payable would be £155,682 made up of the loan amount plus interest (£67,869), product fee (£0), valuation fee (£0), funds transfer fee (£0), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 7.0% APRC representative.

Get in touch if you want any of our documents in large print, Braille, on coloured paper or audio.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Bank of Ireland Mortgages is a trading name of the UK branch of the Governor and Company of the Bank of Ireland which is regulated by the Central Bank of Ireland. Authorised by the Prudential Regulation Authority and with deemed variation of permission. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. The registered office of the UK branch of the Governor and Company of the Bank of Ireland is 1 Temple Back East, Temple Quay, Bristol, BS1 6DX. Telephone: (0117) 979 2222.

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 (fca.org.uk) Bank of Ireland (UK) plc is registered in England & Wales (No. 7022885), 45 Gresham Street, London, EC2V 7EH.

Website: bankofirelanduk.com/mortgages/existing-customer/

Full list of directors available on the website at bankofireland.com

To find out if your mortgage is with Bank of Ireland Mortgages or Bank of Ireland UK, or if you have any queries relating to our UK mortgage products or services, please contact our UK administration centre at:- Bank of Ireland, PO Box 3191, 1 Temple Quay, Bristol, BS1 9HY. Telephone: (0117) 979 2222.

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Standard Mortgages

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.14% fixed	30/11/2027	6.9% APRC	£1,495	3% until 30/11/2026 then 2% until 30/11/2027	AJGT
2 Year	4.19% fixed	30/11/2027	6.8% APRC	£995	3% until 30/11/2026 then 2% until 30/11/2027	AJGU
2 Year	4.54% fixed	30/11/2027	6.8% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJGV
3 Year	4.29% fixed	30/11/2028	6.6% APRC	£1,495	3% until 30/11/2027 then 2% until 30/11/2028	AJGW
3 Year	4.34% fixed	30/11/2028	6.5% APRC	£995	3% until 30/11/2027 then 2% until 30/11/2028	AJGX
3 Year	4.55% fixed	30/11/2028	6.5% APRC	£0	3% until 30/11/2027 then 2% until 30/11/2028	AJGY
5 Year	4.52% fixed	30/11/2030	6.1% APRC	£1,495	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJGZ
5 Year	4.61% fixed	30/11/2030	6.1% APRC	£995	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHA
5 Year	4.71% fixed	30/11/2030	6.1% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHB

85% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.59% fixed	30/11/2027	7.0% APRC	£995	3% until 30/11/2026 then 2% until 30/11/2027	AJHC
2 Year	4.83% fixed	30/11/2027	6.9% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJHD
5 Year	4.66% fixed	30/11/2030	6.2% APRC	£995	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHE
5 Year	4.79% fixed	30/11/2030	6.1% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHG

All Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.88% fixed	30/11/2027	6.9% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJHH
5 Year	4.89% fixed	30/11/2030	6.2% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHJ

Help to Buy Equity Mortgages

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.69% fixed	30/11/2027	7.0% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJHK
5 Year	4.86% fixed	30/11/2030	6.4% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHL

First Start Mortgages

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.69% fixed	30/11/2027	6.8% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJHN
5 Year	4.86% fixed	30/11/2030	6.0% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHP

Self Cert Mortgages

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.74% fixed	30/11/2027	6.3% APRC	£0	3% until 30/11/2026 then 2% until 30/11/2027	AJHQ
5 Year	4.91% fixed	30/11/2030	5.4% APRC	£0	4% until 30/11/2027 then 3% until 30/11/2029 then 2% until 30/11/2030	AJHR

Buy to Let Mortgages - ICR (Interest Cover Ratio)

60% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.09% fixed	31/08/2027	6.9% APRC	£1,995	3% until 31/08/2026 then 2% until 31/08/2027	AJAJ
2 Year	4.27% fixed	31/08/2027	6.8% APRC	£995	3% until 31/08/2026 then 2% until 31/08/2027	AJAK
2 Year	4.73% fixed	31/08/2027	6.7% APRC	£0	3% until 31/08/2026 then 2% until 31/08/2027	AJAL
3 Year	4.55% fixed	31/08/2028	6.4% APRC	£995	3% until 31/08/2027 then 2% until 31/08/2028	AJAN
3 Year	4.86% fixed	31/08/2028	6.4% APRC	£0	3% until 31/08/2027 then 2% until 31/08/2028	AJAP
5 Year	4.69% fixed	31/08/2030	5.9% APRC	£995	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJAQ
5 Year	4.89% fixed	31/08/2030	5.8% APRC	£0	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJAR

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.49% fixed	31/08/2027	6.8% APRC	£995	3% until 31/08/2026 then 2% until 31/08/2027	AJAS
5 Year	4.87% fixed	31/08/2030	6.0% APRC	£995	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJAT

All Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.84% fixed	31/08/2027	6.7% APRC	£0	3% until 31/08/2026 then 2% until 31/08/2027	AJAU
5 Year	5.03% fixed	31/08/2030	5.9% APRC	£0	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJAV

Buy to Let Mortgages - Top Slicing

60% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.09% fixed	31/08/2027	6.9% APRC	£1,995	3% until 31/08/2026 then 2% until 31/08/2027	AJAW
2 Year	4.27% fixed	31/08/2027	6.9% APRC	£995	3% until 31/08/2026 then 2% until 31/08/2027	AJAX
2 Year	4.73% fixed	31/08/2027	7.0% APRC	£0	3% until 31/08/2026 then 2% until 31/08/2027	AJAY
3 Year	4.55% fixed	31/08/2028	6.7% APRC	£995	3% until 31/08/2027 then 2% until 31/08/2028	AJAZ
3 Year	4.86% fixed	31/08/2028	6.7% APRC	£0	3% until 31/08/2027 then 2% until 31/08/2028	AJBA
5 Year	4.69% fixed	31/08/2030	6.2% APRC	£995	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJBB
5 Year	4.89% fixed	31/08/2030	6.3% APRC	£0	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJBC

75% Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.49% fixed	31/08/2027	7.0% APRC	£995	3% until 31/08/2026 then 2% until 31/08/2027	AJBD
5 Year	4.87% fixed	31/08/2030	6.3% APRC	£995	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJBE

All Loan to Value Fixed Rates

Term	Rate	End Date	Overall Cost for Comparison	Product Fee	Early Repayment Charge (ERC)	Product Code
2 Year	4.84% fixed	31/08/2027	7.0% APRC	£0	3% until 31/08/2026 then 2% until 31/08/2027	AJBG
5 Year	5.03% fixed	31/08/2030	6.3% APRC	£0	4% until 31/08/2027 then 3% until 31/08/2029 then 2% until 31/08/2030	AJBH

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