

Northern Ireland

Residential mortgage rates



For buyers and new customers switching from another lender

You can choose from a range of fixed or variable residential mortgage rates with different features to suit your needs. Some mortgages come with no product fee, cashback, or we might pay for a Standard Valuation or the standard legal fees.

- All the details on our rates are correct from 11/06/2025. 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%.
- You must pay a lending fee of £195 to take out a mortgage with us. You can delay paying this until you pay off the mortgage and close your account.
- 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.

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 (ERC)	Minimum Loan	Maximum Loan	Code
2 Year	75%	4.29% fixed	30/09/2027	7.1% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£1,000,000	AHND
2 Year	75%	4.45% fixed	30/09/2027	7.0% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£1,000,000	AHNE
3 Year	75%	4.39% fixed	30/09/2028	6.7% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTE
3 Year	75%	4.44% fixed	30/09/2028	6.8% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTG

Representative example:

A mortgage of £157,665 payable over 28 years initially on a fixed rate for 3 years at 4.39% and then on our current variable rate of 7.44% for the remaining 25 years would require 36 monthly payments of £814 and 302 monthly payments of £1,090.

The total amount payable would be £359,568 made up of the loan amount plus interest (£200,698), product fee (£995), valuation fee (£0), funds transfer fee (£15), legal fee (£0) and lending fee (£195).

The overall cost for comparison is 6.9% APRC representative.

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Up to 80% Loan to Value Fixed Rates - Purchase Only

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 (ERC)	Minimum Loan	Maximum Loan	Code
3 Year	80%	4.41% fixed	30/09/2028	6.7% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTH
3 Year	80%	4.54% fixed	30/09/2028	6.7% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTJ

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2 Year	80%	4.39% fixed	30/09/2027	7.0% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£1,000,000	AHNH
2 Year	80%	4.50% fixed	30/09/2027	7.0% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£1,000,000	AHNJ
3 Year	80%	4.35% fixed	30/09/2028	6.8% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTK
3 Year	80%	4.41% fixed	30/09/2028	6.7% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTL
3 Year	80%	4.54% fixed	30/09/2028	6.8% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£1,000,000	AHTN

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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 (ERC)	Minimum Loan	Maximum Loan	Code
2 Year	85%	4.39% fixed	30/09/2027	7.0% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNN
2 Year	85%	4.54% fixed	30/09/2027	6.9% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNP
3 Year	85%	4.49% fixed	30/09/2028	6.7% APRC	£495	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTP
3 Year	85%	4.59% fixed	30/09/2028	6.7% APRC	£0	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTQ
5 Year	85%	4.49% fixed	30/09/2030	6.2% APRC	£495	£300	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHNS
5 Year	85%	4.55% fixed	30/09/2030	6.2% APRC	£0	£300	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHNT
5 Year	85%	4.67% fixed	30/09/2030	6.4% APRC	£995	£3,000	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£250,000	£750,000	AHQE

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2 Year	85%	4.29% fixed	30/09/2027	7.1% APRC	£1,495	£300	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNU
2 Year	85%	4.39% fixed	30/09/2027	7.0% APRC	£995	£300	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNV
2 Year	85%	4.49% fixed	30/09/2027	7.1% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNW
2 Year	85%	4.64% fixed	30/09/2027	7.1% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£750,000	AHNX
3 Year	85%	4.36% fixed	30/09/2028	6.8% APRC	£1,495	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTR
3 Year	85%	4.43% fixed	30/09/2028	6.7% APRC	£995	£300	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTS
3 Year	85%	4.49% fixed	30/09/2028	6.8% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTT
3 Year	85%	4.59% fixed	30/09/2028	6.8% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£750,000	AHTU

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5 Year	85%	4.45% fixed	30/09/2030	6.3% APRC	£1,495	£500	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHPC
5 Year	85%	4.47% fixed	30/09/2030	6.4% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHPD
5 Year	85%	4.52% fixed	30/09/2030	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHPE
5 Year	85%	4.59% fixed	30/09/2030	6.4% APRC	£0	£0	Remortgage Only	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£750,000	AHPG
7 Year	85%	4.59% fixed	30/09/2032	6.2% APRC	£1,495	£0	Remortgage Only	Yes	• Capital Repayment	4% until 30/09/2029 then 3% until 30/09/2031 then 2% until 30/09/2032	£100,000	£750,000	AHPH

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2 Year	89%	4.39% fixed	30/09/2027	7.0% APRC	£995	£0	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£500,000	AHPJ
2 Year	89%	4.47% fixed	30/09/2027	7.1% APRC	£995	£500	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£500,000	AHPK

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2 Year	90%	4.59% fixed	30/09/2027	7.0% APRC	£0	£0	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£500,000	AHPN
2 Year	90%	4.75% fixed	30/09/2027	7.0% APRC	£0	£500	No	Yes	• Capital Repayment	3% until 30/09/2026 then 2% until 30/09/2027	£100,000	£500,000	AHPP
3 Year	90%	4.71% fixed	30/09/2028	6.7% APRC	£0	£0	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£25,001	£500,000	AHTV
3 Year	90%	4.83% fixed	30/09/2028	6.8% APRC	£0	£500	No	Yes	• Capital Repayment	3% until 30/09/2027 then 2% until 30/09/2028	£100,000	£500,000	AHTW
5 Year	90%	4.60% fixed	30/09/2030	6.2% APRC	£0	£0	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£500,000	AHPS
5 Year	90%	4.69% fixed	30/09/2030	6.2% APRC	£0	£500	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£500,000	AHPT
7 Year	90%	4.70% fixed	30/09/2032	5.9% APRC	£0	£0	No	Yes	• Capital Repayment	4% until 30/09/2029 then 3% until 30/09/2031 then 2% until 30/09/2032	£25,001	£500,000	AHPU

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- 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%.
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Up to 90% Loan to Value Fixed Rates - Purchase Only

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 (ERC)	Minimum Loan	Maximum Loan	Code
5 Year	90%	4.80% fixed	30/09/2030	6.3% APRC	£0	£1,500	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£100,000	£500,000	AHQG
5 Year	90%	4.80% fixed	30/09/2030	6.3% APRC	£0	£3,000	No	Yes	• Capital Repayment	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£250,000	£500,000	AHQH

Please read along with our lending policy.

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# or apply online.

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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: 45 Gresham Street, London, EC2V 7EH.
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Northern Ireland

Residential mortgage rates



For buyers and new customers switching from another lender

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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 (ERC)	Minimum Loan	Maximum Loan	Code
Term	85%	7.44% variable	Term	7.7% APRC	£0	£0	No	No	• Capital Repayment	None	£25,001	£750,000	MTX

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Northern Ireland

Buy to Let mortgage rates



For property investors

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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 (ERC)	Minimum Loan	Maximum Loan	Code
2 Year	60%	4.37% fixed	30/09/2027	7.1% APRC	£995	£250	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£50,000	£750,000	AHLX
2 Year	60%	4.50% fixed	30/09/2027	6.7% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£750,000	AHLY
2 Year	60%	4.63% fixed	30/09/2027	7.0% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£750,000	AHLZ
3 Year	60%	4.54% fixed	30/09/2028	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2027 then 2% until 30/09/2028	£25,001	£750,000	AHMA
5 Year	60%	4.61% fixed	30/09/2030	5.9% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMB
5 Year	60%	4.68% fixed	30/09/2030	5.8% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMC
5 Year	60%	4.73% fixed	30/09/2030	6.4% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMD

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Northern Ireland

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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 (ERC)	Minimum Loan	Maximum Loan	Code
2 Year	75%	4.42% fixed	30/09/2027	6.9% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£750,000	AHME
2 Year	75%	4.42% fixed	30/09/2027	7.1% APRC	£995	£250	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£50,000	£750,000	AHMG
2 Year	75%	4.55% fixed	30/09/2027	6.8% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£750,000	AHMH
2 Year	75%	4.67% fixed	30/09/2027	7.0% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2026 then 2% until 30/09/2027	£25,001	£750,000	AHMJ
3 Year	75%	4.50% fixed	30/09/2028	6.5% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2027 then 2% until 30/09/2028	£25,001	£750,000	AHMK
3 Year	75%	4.59% fixed	30/09/2028	6.4% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2027 then 2% until 30/09/2028	£25,001	£750,000	AHMN
3 Year	75%	4.68% fixed	30/09/2028	6.8% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	3% until 30/09/2027 then 2% until 30/09/2028	£25,001	£750,000	AHMP
5 Year	75%	4.67% fixed	30/09/2030	6.0% APRC	£995	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMQ
5 Year	75%	4.72% fixed	30/09/2030	5.9% APRC	£495	£0	Remortgage Only	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMR
5 Year	75%	4.77% fixed	30/09/2030	6.4% APRC	£0	£0	No	Yes	• Capital Repayment • Part & Part • Interest Only	4% until 30/09/2027 then 3% until 30/09/2029 then 2% until 30/09/2030	£25,001	£750,000	AHMS

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