

Qualification Criteria for Mortgage to Rent

To qualify for the Mortgage to Rent Scheme, your mortgage, property and household must meet the criteria below.

Mortgage

- You have completed the Mortgage Arrears Resolution Process with your lender.
- You are unable to make the full repayments on your Mortgage Loan.
- Your lender has deemed your mortgage to be unsustainable.
- Your lender is agreeable to your participation in the Mortgage to Rent scheme.

Property

- Your property must be in negative equity; however, if your property is in positive equity, it may be considered on a case-by-case basis.
- You do not own or have shared ownership of any other property.
- Your property is eligible for participation in the Mortgage to Rent scheme.
- Your property value is within the limits as per the table below, if you are above these limits we have agreements with some of the lenders for discounts which may still allow you to avail of MTR as an option.

Type of Property	Location	Maximum Value
House	Dublin, Kildare, Meath, Wicklow, Louth, Cork & Galway	€450,000
Apartment	Dublin, Kildare, Meath, Wicklow, Louth, Cork & Galway	€335,000
House	Elsewhere in the State	€345,000
Apartment	Elsewhere in the State	€230,000

Properties in excess of these values may be assessed on a case-by-case basis. These figures are subject to change so please visit www.mortagetorent.ie for confirmation.

Household

- You must be eligible for Social Housing Support in the local authority in whose area the house is located.
- These below figures are subject to change. Please contact your local county council to get more information.

City & County Councils	Maximum Net Income Threshold	
	Single person	Family (3 Adults & 4 children)
Band 1 Cork City, Dublin City, Dun Laoghaire Rathdown, Fingal, Galway City, Meath, South Dublin, Kildare, Wicklow	€40,000	€48,000
Band 2 Cork County, Kerry, Kilkenny, Limerick City & County, Louth, Wexford, Waterford City & County	€35,000	€42,000
Band 3 Carlow, Cavan, Clare, Donegal, Galway County, Laois, Leitrim, Longford, Mayo, Monaghan, Offaly, Roscommon, Sligo, Tipperary & Westmeath	€30,000	€36,000

Please note that there is no maximum allowance for additional children and the table above is for illustrative purposes and does not represent all scenarios. These limits are the maximum thresholds set by the Minister. Note that a housing authority may set a lower limit if appropriate.

These income bands are expressed in terms of a maximum net income threshold for a single-person household with an allowance of;

- 5% for each additional adult household member, subject to a maximum allowance under this category of 10% and
- 2.5% for each child, subject to a maximum allowance under this category of 10%.

Net income is defined. Your net household income must not exceed certain thresholds. Please contact us to discuss in more detail.

- You have a long-term right to remain in the Republic of Ireland
- whether you own alternative accommodation available to you which could meet your housing need
- whether you have rent arrears from a previous tenancy and the arrangements in place to repay these arrears
- income threshold above