

Appendix 1

Schedule of posts on askaboutmoney.com relating to difficulties in getting a mortgage

Askaboutmoney.com has a forum entitled Mortgages and buying and selling homes. I have listed out all the questions people have asked since January 2016 about difficulties in getting mortgages.

First Time Buyers

42 First Time Buyers reported problems in getting mortgages. None was due to the Central Bank's limits. They were all due to the Banks' own credit policies. Even if the Central Bank's limits had not been in place during the period, these borrowers would still not have been approved for loans.

Bad credit record	10	Bad Credit Record 5 Spouse has bad credit record Credit blip – but approved by Pepper Will short term arrears prevent me getting mortgage Credit card fell into arrears 4 years ago Can't get an overdraft or a credit card – when will I get a mortgage?
Employment issues	10	Recent career change, so taken a step back in salary Good salary but temporary contract 2 Made redundant just as we were about to apply for mortgage Probationary Period (New Job) - Mortgage Stalled by 6 months x3 Regular income but not permanent Husband just made redundant and my contract finished Mortgage approved in principle, but I have just been made redundant
Affordability	7	Aged 50, 30k income and 10k savings Living in Dublin, but can't afford a house in Dublin. I will buy in Longford Salary of €28k with non-earning wife, and two kids 2 Income of €40k , savings of €100k – approved for another €100k. Can't buy a house for €200k Trainee accountant on €30k tired of renting Struggling to buy on my salary, will bank take rental income into account?
Life assurance refused	4	Life assurance refused 2 3 4
Age	3	Age 47 – can we borrow €290k on €110k salary? 50 year old couple with high level of short term debt Age 48 combined salary €54k – no savings
Not in our range	2	Can't find a nice house where we want to live House selling for more than it's worth
Other	6	Rent paid in cash, so lenders don't believe me Purchasing a parent's home at a 20% discount – no deposit Approved only by Pepper, but they don't lend in my geographic area No savings, but friend will lend us €20k €30k car loan from two years ago, ill health, will we get a mortgage? Want to buy a house but need a new car as well
Total	42	

Problems trading up/buying a second house

29 borrowers reported having difficulties trading up. Two were due to the 20% deposit requirement but it's likely that an exception would have been made for these borrowers. 27 had other problems.

The eight people in the first two categories below would have the 20% deposit if they sold their existing home. But they seemed unable or unwilling to sell their home before buying. I have not included them as being affected by the Central Bank rules as it seemed that their lender was insisting on them selling their home. In any event, the lenders could have made exceptions if the lender believed that they could afford the repayments on two houses.

Must sell existing house first	6	Can't sell existing apartment quickly enough to buy the other house. My 20% is tied up in my existing home 4 Trading up. Plenty of equity. Do I still need 20% if I have not sold my existing house?
Want to keep my existing house	2	But I don't have the 20% deposit without selling it. 2
Investment property	3	Mortgage for investment property rescheduled An investment property in negative equity is reducing the amount I can borrow Investment property abroad limiting what we can borrow
Property jointly owned with ex	3	My husband has a home in negative equity with his ex 3
NE on existing home	2	Can't sell existing home in negative equity – mortgage depending on it €100k NE want to borrow €190k on combined salary of €85k
Bad credit record	2	Let Credit Union loan go into 7 months arrears, despite having savings to pay it off in full! Missed mortgage payments due to lost job, but up to date now
NE & cheap tracker	2	€100k NE and cheap tracker 2
Employment issues	1	Mortgage approval during probation period-is it possible?
Other	6	Trading up but have a tracker with Danske Bank Living too far from work, want to buy an apartment and keep house. Couple split up with 3 kids. Maintenance stopping him qualifying for new mortgage Fiance and I have a house each which we want to keep, but want to buy another house (Combined salaries €60k) Husband a student, I am on maternity leave, original home, now let out, in negative equity. Own a home in Australia, so do we need 20%?
Affected by rules	2	House Deposit required for Couple - One FTB. One STB Have 75k equity, but want to trade up to a house costing €450k. ie. Don't have the 20%
Total	29	