

To: Codes Consultation

Subject: Mortgages

To whom it may concern

I have a mortgage with [REDACTED] and I have for quite a while looked into fixing my rate (I am on a Variable rate). The spread between the fixed and the variable rate has always been very high, and that to avail of a fixed rate loan, your loan to value has to be 50 % or less. Also all new business is treated different than existing customers ie. (it costs existing customers more to have a loan). I understand that the market is distorted and there is no competition in the market, but my fear is that interest rates that banks will be asking you to in the future (there top up) as well as the inevitable ECB rate increases will surely send people who are only surviving over the edge. It strikes me that if people could get a reasonable fixed rate it could save tens of thousands of houses from repossession, (any house repossessed will only cost the taxpayer money anyway. I have been thinking about the Housing Finance Agency who provide loans for Local Authorities and who raise their funds from International Capital Markets, would it not be possible to pool resources and that a fixed rate loan/bond taken for 5, 10, 15, years (people could sign up to this before the bond is taken out) this would ease pressure on already struggling home owners because (they would know beforehand how much they need monthly), without having figures of who would avail of this it would seem a mutually good deal for all parties. It would also bring some confidence back to the market and people would be more confident on spending disposable income on goods and services because they won't be afraid of rising interest rates.

Regards,

Darren Casey