

Cork City Council will consider applications from eligible persons seeking loans to carry out reconstruction, repair or improvements to residential properties within the city, subject to compliance with the following conditions:

1. Payment of the loan will be made in one sum after completion of the work to Cork City Council's satisfaction.
2. No loan will be granted which will exceed 80% of the cost of the works.
3. (i) The maximum secured loan which will be advanced is €38,000.00.
(ii) The maximum unsecured loan which will be advanced is €15,000.00. Loans in excess of €15,000.00 will be secured by a mortgage/charge on the property which will involve the employing of a solicitor and payment of legal fees.
4. The maximum period for repayment of the loan is 15 years from date of payment.
5. Applicants income eligibility will be assessed as follows -:
 - (a) Cork City Council will only offer loan facilities where it is shown that there is sufficient disposable income within the applicant's household to safeguard the monthly repayments and where a satisfactory financial record can be shown. In any case, no lending facilities will be offered where an applicant's household income is less than €50.00 per week. The granting of loan facilities is not guaranteed where income exceeds this amount.
 - (b) (i) In the case of a single income application, the gross income will be multiplied by two and one half [x 2 ½] and
(ii) In the case of a joint application where both applicants have an income, the principal income will be multiplied by two and one half [x 2 ½] and the secondary income will be added.
 - (c) Where the total of the income resulting from either (b)(i) or (b)(ii) exceeds €100,000.00, no loan will be advanced by Cork City Council.
6. The application fee to be paid with each application for a loan is €40.00.
7. The rate of interest to be charged will be the rate in force for local authority advances under the Housing Acts at the time of payment of the loan. **PLEASE NOTE THAT ALL RATES ARE VARIABLE.** The present rate is 2.25 % and the following table shows the current appropriate monthly instalment per €1,000.00 borrowed:

Rate of Interest %	10 Years €	15 Years €
2.25	9..31	6.55

8. Before granting any loan, Cork City Council must be satisfied that:
 - (a) The house is suitable for improvement;
 - (b) The improvement works are necessary for the purpose of providing suitable housing accommodation;
 - (c) The house will be fit for human habitation when the improvement works have been completed, and
 - (d) The house will be used as a residential dwelling when the improvement works have been completed.

It is recommended applicants seek independent legal advice in relation to all loans and in particular secured loans.