



A GOVERNMENT INITIATIVE

# A Guide to the Mortgage to Rent Scheme

The mortgage-to-rent scheme is a government initiative to **help homeowners** who are at risk of losing their homes.



Comhshaol, Pobal agus Rialtas Áitiúil  
Environment, Community and Local Government

## 1. Who is involved?

- You and Your Family
- Your Mortgage lender
- A Housing Association\*
- Your Local Authority

*(\*A housing association is a registered charity and a 'not for profit' organisation which has been approved by the Government to provide and manage housing.)*

## 2. How does it work?

- You must be approved for Social Housing Support **by your local authority**
- You must be approved for the Mortgage to Rent Scheme **by your lender**
- Your home must be approved by the **Housing Association** as suitable
- You **voluntarily surrender** possession of your home to your mortgage lender who immediately sells it to a housing association who will then rent it to you.
- You will **no longer own your property** but you can continue living in your home as a **social housing tenant** and have a tenancy agreement with the housing association

## 3. Benefits

- Peace of mind for you and your family to remain living in your home without disruption to your family life despite being in a difficult financial situation
- You pay a rent you can afford

- The proceeds from the sale of your home to the housing association will go towards your mortgage debt and you come to an arrangement with your lender for remaining repayment, if any.
- Potential option to buy back your home after a period of 5 years if your situation improves
- The housing association will look after property maintenance issues
- Your changed status from owner to renter will remain confidential

#### 4. How do I qualify?

- a) You must have been involved in the Mortgage Arrears Resolution Process (MARP) with your lender and agree that you can no longer afford to pay your mortgage loan now or in the future.
- b) You must qualify for social housing support from your local authority.
- c) You must own the property you live in, with a current market value of less than €220,000 in the Dublin area or less than €180,000 in the rest of the country.
- d) Your property must be in good condition and in a suitable location.
- e) You must not own any other property or have assets in excess of €20,000.
- f) Your net household income must not exceed €25,000\*, €30,000\* or €35,000\* a year, depending on what part of the country you live in (net household income is the household income after taxes and social insurance (PRSI) have been taken off).  
*(\*Additional allowances for children)*
- g) You must have a long-term right to remain in Ireland

## 5. How do I apply?

- a) Where appropriate your lender will offer you the opportunity to apply for the scheme and give you an application form for Mortgage to Rent. If you are interested, you give consent in writing to your lender to submit your details to a number of organisations involved in the scheme.
- b) You agree to surrender ownership of your home in exchange for a tenancy agreement with a housing association.
- c) Complete your Mortgage to Rent application form and give it to your lender. You will also have to complete a Social Housing Support Application form and give it to your local authority.
- d) You must get independent legal and debt advice about your situation. Your lender will pay up to €500 for legal advice. The financial advice can be provided by an accountant of your choice from the panel of accountants drawn from members of the main accountancy institutes in Ireland who have agreed to participate in the independent service. Your lender will pay €250 to the accountant of your choice for the provision of this service and will advise on the arrangements in place regarding the service.

## 6. Relevant contacts

### **Citizens Information**

[www.keepingyourhome.ie](http://www.keepingyourhome.ie)

### **Mortgage Arrears Information Helpline**

Tel: 076 107 4050 (Monday to Friday, 9.30am to 5pm)

### **Money Advice and Budgeting Service (MABS)**

[www.mabs.ie](http://www.mabs.ie)

Tel: 076 107 2000 (Monday to Friday, 9am to 8pm)

## 7. Next Step

Apply to your lender: