

**RE-MORTGAGE
QUESTIONNAIRE**

J.A. Canny & Co Solicitors

MORTGAGORS: _____

ADDRESS: _____

PROPERTY: _____

(if different)

Please complete this form carefully.

For many of the questions you need only circle the correct answer. It does not matter if you do not know the answer to any question so long as you say no. If there are any questions that you do not understand, please contact us.

If anything changes after you fill in this questionnaire but before the mortgage is completed, tell us immediately.

1. Particulars:-

Please complete the following:

1.1 Your Full Name: _____

Have you ever signed a document relating to the property in any other name or variant of your name in English or in any other language?

No

Yes: Please give details

1.2 Yours Address (for correspondence)

E-Mail address

1.3 Please provide your telephone numbers:

Home: _____

Mobile: _____

1.4 What is your marital status?

Single

Engaged

Married/
Widowed

Separated

Divorce

1.5 If you have answered “married”,

(A) what is your spouse’s name and is the property owned jointly by you and your spouse?

Sole Name

Joint Name

(B) Do you and your spouse ordinarily reside in the property?
(If the answer is “Yes” and the property is not owned jointly, your spouse must give his/her prior consent to the re-mortgage). In either case, please provide us with a copy of your State Marriage Certificate.

Yes

No

1.6 If you have answered “separated” have you entered into a Deed of Separation? Has this been made an Order of Court or did you apply to the Court for a legal separation? Please provide us with a copy of all relevant document(s).

State Marriage Certificate

Court Order

1.7 If you have answered “divorced”, please provide us with a copy of your State Marriage Certificate and the Court Order relating to your divorce.

State Marriage Certificate

Court Order

1.8 If you have answered “widowed”, please provide us with a copy of your State Marriage Certificate and the Death Certificate of your late spouse.

State Marriage Certificate

Spouse’s Death Certificate

1.9 Are you currently engaged or were you a party to an engagement that terminated with the past 3 years?

Yes: Please give details

No

1.10 Are you or have you been involved in any family law litigation in Ireland or has any been threatened?

Yes: Please give details

No

1.11 Are you aware that family law proceedings have been commenced in relation to your marriage in any jurisdiction?

Yes: Please give details

No

1.12 What is the name and address of your Inspector of Taxes and your PPS (previously RSI) number?

Please give details

1.13 Have you ever been adjudged bankrupt?

Yes: Please give details

No

1.14 Are you resident in Ireland for Tax purposes?

Yes: Please give details

No

2. Particulars of Property:-

2.1 What is the full address of the property you are mortgaging?

2.2 When do you wish to draw down the mortgage?

2.3 Where are the title deeds of the property?

At Home With my Bank/Building Society Letter enclosed

If the deeds are with your bank please sign the enclosed Authority.

2.4 Does any married couple other than you and your spouse live in the property?

Yes: Please give details No

2.5 Is the property an apartment or is it situated in a privately managed development? If so, we require to know the name of the managing agents or the secretary of the management company, from whom we will require further information.

Yes: Please give details No

3. Arrangements and Rights:-

3.1 Does anyone other than you or your family live in the property?

Yes No

If "Yes",

(A) Do any of them have any right to stay on the property without your permission?

Yes: Please give details

No

(These rights may have arisen without you realising, e.g. if they have paid towards the cost of the buying the house, paid for improvements or helped you make your mortgage payments.)

(B) Are any of them tenants or lodgers? If “Yes”, we shall require full details of your agreement with them whether in writing or not.

Yes: Please give details

No

4. Planning:-

4.1 When were the buildings on the property constructed?

4.2 What is the property used for?

4.3 Have you ever been notified by the planning authority that the property is a protected structure (listed building)?

Yes: Please give details

No

4.4 Are you aware that the property is in a special amenity area, a special area of conservation, a natural heritage, a special protection area or European Site?

Yes: Please give details No

4.5 (A) Have any buildings on the property been added to or altered since they were first constructed?

Yes: Please give details No

(B) If “Yes”, was planning permission obtained? If you have answered “Not Required” please explain why not. If you have answered “Yes”, please provide us with a copy.

Yes: Please give details No Not Required

(C) Was the building work carried out before 1st June, 1992?

Yes No

(D) If “Yes”, did you obtain building bye-law approval? If you have answered “Yes”, please provide us with a copy.

Yes No

(E) If the building work was carried out since 1st June, 1992 did you serve a Commencement Notice? If you have answered “Yes”, please provide us with a copy.

Yes No

(F) Did you need to obtain a Fire Safety Certificate? If you have answered “Yes”, please provide us with a copy.

Yes

No

4.6 (A) Have you applied for planning permission at any time which was not acted upon?

Yes: Please give details

No

(B) If “Yes” was the planning permission granted or refused? If it was granted, please provide us with a copy.

Granted

Refused

4.7 (A) If any building work was carried out, was it supervised by an architect or engineer?

Yes: Please give details

No

(B) If “Yes”, did they give you a document confirming that the work was carried out in compliance with all necessary permissions and approvals?

Yes

No

4.8 (A) Has there been any change of use of the property since 1st October 1964 (e.g. dividing into flats, combining flats or using part for business use)?

Yes: Please give details

No

(C) If “ Yes”, was planning permission obtained? If you have answered “Yes”, please provide us with a copy.

Yes

No

4.9 Have you received any notices from the Planning or Building Control Authority (e.g. warning notices, enforcement notices, or notices concerning compulsory purchase)? If you have answered “Yes”, please provide us with a copy.

Yes

No

4.10 Is there any agreement in existence with the Planning Authority, restricting or regulating the development or use of the property?

Yes

No

4.11 Have you or has anyone on your behalf made an application for compensation under the Planning Acts?

Yes

No

4.12 Has the property ever been inspected by the Fire Authority? If you have answered “Yes”, what were its requirements and have they been complied with?

Yes

No

5.0 Incumbrances/Proceedings:-

5.1 Is the property subject to any mortgage or charge? If you have answered “Yes”, please give an estimate of the amount owing to your lender at this time including top up loans, overdrafts, term loans, credit card accounts, etc.

Yes: Please give details

No

5.2 Has anyone obtained a money judgement against you?

Yes: Please give details

No

5.3 Is anyone suing you or threatening to sue you over the property?

Yes: Please give details

No

5.3 Does anyone other than you and your spouse have any rights to the property?
(*e.g. by contributing towards the cost of buying it, paying for improvements or contributing or helping you to make your mortgage repayments*)

Yes: Please give details

No

Signed: _____

Date: _____