



Documentation Required for the Online Affordable Housing Application

Mandatory documentation required at the time of application

Proof of Income Documentation required:

- If EMPLOYED, please provide your most recent Employment Detail Summary (previously known as P60) which is available via www.revenue.ie/MyAccount.

AND

Please also arrange to have this [salary certificate](#) completed by your employer. Payslips are NOT acceptable evidence.

- If SELF EMPLOYED, please upload Accountants Report/Audited Accounts (2 Years Required), Current Tax Balancing Statement & Current Preliminary Revenue Tax Payment Receipt.
- If NOT EMPLOYED, please upload Statement of total benefits received from Social Welfare which can be requested via email from your local Social Welfare/Intreo office.

Proof of Citizenship:

- Passport or Birth Certificate

*In the event you upload a Birth Certificate as proof, you must also upload photographic ID such as valid passport, EU Identity Card, EU/EEA Driving Licence (must contain a photo) for every applicant

Proof of the Right to Reside in Ireland (if applicable):

- For non-EU/EEA applicants:
 - Please submit a copy of your Irish Resident Permit (IRP or GNI Stamp 4) card, indicating which stamp/permissions you have.
 - Single/joint applications where both applicant(s) are Non-EEA/EU, applicants must be legally resident in Ireland for a period of 5 years; or have leave to remain

- extending to potentially permit 5 years reckonable residence; or have indefinite leave to remain in the State.
- An application from a non-EEA/EU national, who is a spouse or civil partner of the EU /EEA national, may be considered as part of a joint application for that household, provided they have a valid residence card or permanent residence card with a valid Stamp 4EUFam.
- UK citizens will be regarded as being legally resident in Ireland. (This accords with the Common Travel Area requirements).

Evidence of Ability to Finance the Purchase:

- A mortgage letter of approval in principle from a Bank / Building Society / Local Authority stating the maximum mortgage available to applicants,
- and**
- Proof of savings and deposit in the form of a current bank statement on headed paper dated within the last 6 months. (If applicable, please include proof of Help-to-Buy).

Proof of Buyer Status:

For First Time Buyers –

- Confirmation of eligibility for Help to Buy Scheme: Printout from Revenue portal (myAccount for PAYE applicants / ROS for Self-assessed applicants) confirming names of applicant(s) and maximum entitlement under the scheme), **OR** a printout from Revenue portal showing application submitted/acknowledged and “Under Review”. *Note that applicants are considered first-time-buyers only if BOTH are buying their home for the first time. *In order to be eligible to claim HTB, a qualifying loan must be taken out on the qualifying residence, with a qualifying lender. As of the 11th of October 2023, the combined value of your mortgage and your affordable dwelling contribution can now be used to calculate your loan-to-value ratio in a Help to Buy application. The loan-to-value ratio must be a minimum of 70% of the full market value.
- If you are a First Time Buyer and not availing of the Help to Buy, please provide a **sworn affidavit** from a Solicitor confirming that you have never previously owned a dwelling in Ireland or any other State.


For Fresh Start Applicants –

- Court Decree / Solicitors letter confirming the applicant is divorced/separated or otherwise and have left the property and divested themselves of their interest in the property.
- Where the applicant has been divested of the property through insolvency or bankruptcy proceedings, proof of the applicant’s status on the bankruptcy register is required. Proof that any property you previously owned or built has been sold, or given as part of a personal insolvency, bankruptcy agreement or other legal insolvency process.
- Applicant who’s dwelling because of its size, is not suited to the current needs of their household, please provide an up to date valuation of your current property.

****Other Documentation (not mandatory at time of application but will be requested at a later date if successful)**

Proof of Residency in Fingal Administrative area for a minimum of 5 years, for applicants to qualify under the 30% Residency Rule (provide at least one document dated in each of the 5 years)

- Series of utility bills
- Bank/Credit Union statements **see note below*
- Documents issued by any government department that shows your address.



Personal Bank Account
Statement of Account with Allied Irish Banks, p.l.c.

Branch	National Sort Code	Account Name
	Telephone	Account Number
	Page Number 109	Date of Statement Forward

This is an eligible deposit under the Deposit Guarantee Scheme. For more information, please see the 'Deposit Guarantee Scheme - Depositor Information Sheet' which is available from your branch or on our website - www.aib.ie

Date	Details	Debit €	Credit €	Balance €
5 Mar 2021				15052.81
8 Mar 2021				
		105.00		14947.81
9 Mar 2021			350.00	15297.81
11 Mar 2021		105.00		15192.81

****Please note, if the 'Date of Statement' is 'forward' as circled above, the document will not count as part of your proof of residency. This part of the document should include an actual date in order to be valid, for example: 3 June, 2021.**