

RESIDENTIAL MORTGAGE ARREARS AND REPOSSESSIONS STATISTICS

Particulars	Quarter Ended June 2010		
	Number	Balance (Note 1) ‘000 €	Arrears (Note 3) ‘000 €
Outstanding: Total residential mortgage loan accounts outstanding - at end of quarter (Note 2)	789,814	117,717,541	
Arrears: (Note 3) Total mortgage arrears cases outstanding – at end of quarter which are:			
- In arrears 91 to 180 days	11,641	2,142,685	72,386
- In arrears over 180 days	24,797	4,805,837	486,527
Total mortgage arrears cases outstanding – at end of quarter where:			
- Formal demand has been issued (but where Court proceedings have not been issued) (Note 4)	5,461	1,166,919	84,480
- Court proceedings have been issued to enforce debt/security on a mortgage (Note 5)	3,023	672,581	96,913
Court proceedings: Cases where legal proceedings have been issued to enforce the debt/security on a mortgage – during the quarter (Note 6)	170	41,307	8,136
Court proceedings concluded for the following reasons – during the quarter (Note 7) of which:	215	57,017	7,271
Orders for Possession/Sale obtained: (Note 8)			
- To enforce the debt/security on a mortgage	70	25,137	3,747
- To perfect title because property voluntarily surrendered	7	2,032	256
- Because the property has been abandoned	24	5,472	925
No order for Possession/Sale obtained as:			
- Property voluntarily surrendered	14	3,180	218
- Concluded by abandonment	0	0	0
- The terms and/or conditions of the mortgage are renegotiated, i.e. a new arrangement made (Note 9)	85	20,261	1,848
- Settled on other terms	15	935	277
Repossessions: Residential properties in possession - at the beginning of quarter (Note 10)	455		
Residential properties repossessed on foot of an Order during this quarter	20		
Residential properties voluntarily surrendered/abandoned during this quarter	66		
Residential properties disposed of during this quarter	45		
Residential properties in possession – at end of quarter (Note 10)	496		

EXPLANATORY NOTES

1. Balance:

Includes the value of the outstanding mortgage including arrears, accrued interest, and any unpaid customer fees and charges. Includes legal costs, where added to the balance outstanding.

2. Residential Mortgage Loan Account:

Means an account which records loans to individuals for house or apartment purchase, renovation, improvement or own construction of housing fully or completely secured by a mortgage on the residential property which is or will be occupied by the borrower as his/her principal private residence. "Top up" of existing mortgages and re-mortgages should also be recorded in this category. Mortgages secured on properties located in the State only should be included.

3. Arrears:

Section 3(a) of the Code of Conduct on Mortgage Arrears states "*a mortgage arrears problem arises as soon as the borrower fails to make a mortgage repayment by the due date*".

Includes cases where only partial payments are made.

Excludes:

- cases where the value of the property has been realised but an amount remains outstanding on which the lender is seeking repayment.
- any costs, fees or charges, e.g., legal costs, which have not been added to the amount outstanding.

4. Formal demand:

Includes the issuance of a formal demand, by the lender, the lender's solicitor, or by some other party acting on behalf of the lender, for either the full amount due on foot of the mortgage or for possession of the property. Does not include cases where an application has been made to a Court to begin repossession proceedings or where Court proceedings are currently ongoing.

5. Court proceedings have been issued:

Means that a formal application has been made to a Court to begin repossession proceedings or that Court proceedings are currently ongoing. Includes:

- cases where an application has been made to Court but a Court date has not yet been received;
- cases where Court proceedings have issued but have not been served;
- cases which have been adjourned for a specific period, e.g., 12 months.

It does not include the issuing of the formal demand letter.

6. Court proceedings have been issued during the quarter:

Means that a formal application has been made to a Court to begin repossession proceedings during the quarter. Includes:

- cases where an application has been made to Court but a Court date has not yet been received;
- cases where Court proceedings have issued but have not been served.

It does not include the issuing of the formal demand letter.

7. Cases where Court proceedings have been concluded:

Includes cases where an Order for Possession/Sale has been obtained or Court proceedings have concluded because:

- proceedings have been struck out;
- settlement agreement has been entered on the record;
- proceedings have been adjourned generally (i.e., proceedings may have been settled, but the settlement remains a matter of agreement between the parties, and does not form part of the Court record; the lender will be able to recommence proceedings if the borrower does not comply with the agreement);
- proceedings have been dismissed;
- judgement has been entered in favour of the lender, including an Order for Possession/Sale.

Excludes:

- cases where the value of the property has been realised but an amount remains outstanding on which the lender is seeking repayment.
- cases under appeal.

8. Orders for Possession/Sale obtained:

Means an Order for Possession/Sale that has been granted by a Court as a result of legal proceedings to enforce the mortgage (including with agreement of the borrower). Includes Orders obtained with a stay of execution.

9. Terms and/or conditions of mortgage renegotiated:

Includes cases where an agreement has been effected and the proceedings have been concluded, as set out in note 7.

10. Residential properties in possession:

Means the lender has formally repossessed the property.