

Mars Capital Finance Ireland DAC Variable Rate Policy Statement

Warning: We may change the interest rate on this loan. This means the cost of your monthly repayments may increase or decrease.

About us

Mars Capital Finance Ireland DAC (“**Mars Capital**”) is regulated by the Central Bank of Ireland as a credit servicing firm authorised under Part V of the Central Bank Act, 1997 (as amended).

Formed in March 2015, we service portfolios of primarily residential owner-occupied and buy-to-let mortgage loans from our Dublin office on behalf of several loan owners. Mars Capital is part of the Arrow Global Group <http://www.arrowglobal.net/>.

Different variable rates were applied by the originating lenders of the loans we service. Mars Capital has not to date made any changes to the variable interest rates on the mortgages it services except for those variable interest rate loans tracking ECB.

What do we consider when setting our variable interest rates?

There are a number of factors and criteria we may consider when setting or amending variable interest rates. These are:

- **Terms and Conditions:** Interest rates are applied in accordance with the terms and conditions of the underlying mortgage loan acquired from regulated lenders. These rates vary from pool to pool and within pools.
- **Rounding Convention:** This is the convention which determines if the loan rate is to be rounded down, up or not at all.
- **Determination Date:** Sets the date on which the rate is taken and subsequently applied.
- **Cost of funds:** We take into account the costs of obtaining funding in respect of the mortgage loans incurred by the owner of such loans and changes in these costs may result in changes to our variable interest rates. We may agree not to allow variable interest rates (or some of them) to go below a set level in connection with funding arrangements relating to the relevant loans and will not apply a negative pay rate.

The factors and criteria listed above (or variations or changes in them) could result in changes to the variable interest rates.

How do we make decisions when setting variable interest rates?

No changes have been made to date to variable interest rates on mortgages serviced by Mars Capital.

The Board of Mars Capital is responsible for setting interest rates charged to the mortgage loans it services. The Board has authorised a committee (the “Rates Committee”) to review all relevant interest rates and set appropriate rates. The Rates Committee meets monthly, or more frequently as required, and will recommend any variable interest rate changes for final approval to the Board of Mars Capital.

Interest rate setting is subject to a formal policy which is reviewed at the group wide Policy Governance committee at least annually.

Why do we have different variable interest rates?

As mentioned above, different interest rates were applied by the original lenders of the mortgage loans serviced by Mars Capital. Generally, variable interest rates for buy-to-let mortgages are higher than those of owner occupier mortgages.

Mars Capital has not to date made any changes to the variable interest rates on the mortgages acquired from regulated lenders.

It should be noted that individual rates may be reduced under the terms of an alternative repayment arrangement as recognised within the Central Bank's Code of Conduct on Mortgage Arrears.

Could you get a different type of interest rate or a lower interest rate?

We encourage you to consider your mortgage options on a regular basis although Mars Capital as a credit servicing firm does not offer new lending options / products and is therefore unable to offer to provide options in this respect. We may however facilitate the settlement of your mortgage loan where you wish to refinance with an alternative provider.

If you would like to discuss the above, or if you have any questions about your mortgage, please contact us on LoCall 1800 816 121 or +353 1 526 8580 if calling from abroad.