# 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, [www.arrowglobal.net.](http://www.arrowglobal.net.)

In January 2023, Mars Capital wrote to all impacted customers outlining its plan to increase the variable interest rates on the mortgages it services by 1% and this increase was passed on in March 2023.

# 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 include but are not limited to:

* **Cost of funds**: We take into account the costs of obtaining funding in respect of the mortgage loans incurred by the owners of such loans and changes in these costs may result in changes to our variable interest rates as a result of (a) contractual obligations of Mars within related servicing agreements and/or (b) the European Central Bank changing the main refinancing operations rate (ECB base rate)
* **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.
* **Market competition**:  External factors such as activity in the market as a result of new entrants, competitor movements and institutional interest rate setting.

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?

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 “Interest Rate Committee”) to review all relevant interest rates and set appropriate rates. The Rates Committee meets regularly 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 Interest Rate Committee and Board regularly.

# 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.

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 2013.

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

We are committed to helping our customers who are concerned about their mortgage repayments, and we are available to discuss all potential solutions which might be available to you.

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 or help with the restructure of the mortgage repayments to suit your circumstances.

If you would like to discuss the above, or if you have any questions about your mortgage, you can contact us by post or by email as outlined below:

* Post: Mars Capital Finance Ireland DAC, PO BOX 12546, Dublin 2, Ireland.
* Telephone: LoCall 1800 816 121 (Warrington Customer) / 1800 852 940 (Oak Customer) or, if calling from abroad, +353 1 526 8580 (Warrington) / +353 1 267 8033 (Oak).
* Email: info@marscapital.ie
* Website: [www.marscapital.ie](http://www.marscapital.ie).