

Required Documents for Affordable Housing

Document type	JPEC, PNG, PDF	
Photo ID	Current Valid Passport, Passport Card, EU/EEA Driving Licence (must contain photo), National Age Card issued by An Garda Siochana, an identification form with a photograph signed and stamped by a member of An Garda Siochana	
Proof of Right to Reside in Ireland	For non-EU applicants, valid copy of Irish Resident Permit, indicating stamp/permission type (Stamp 4,1, 1G, 5 etc)	
Income PAYE Employees	Salary Certificate, and Employment Detail Summary.	
Income Self Employed	Documents for previous 2 years: - Audited/Certified Accounts, Tax Balancing Statement and Tax Payment Receipt.	
Proof of Finance	Loan Approval in Principle letter from a lender. Online Mortgage Calculator is accepted at the time of the application. Your Loan Approval in Principle letter should be valid and in date. Your approved mortgage amount should be four times your gross household income. Applicants with a mortgage approval amount less than four times their income are required under the Affordable Housing Legislation to show that they have maximised their mortgage capacity (I.E Have borrowed as much as they are eligible for.	
Proof of Savings	It is a requirement to include statements for each bank account / credit union / financial institution in which you hold an account, for the previous 3 months. Name and address of the account holder should be clearly visible. (online screenshots are not acceptable) This includes all Current Accounts and Revolut.	
First Time Buyer	Help to Buy completed application, confirming approval. If you have not already applied for Help to Buy, you should do so now at Revenue.ie. Alternatively, you can provide a sworn affidavit from a solicitor confirming that you have never previously owned a dwelling or had an interest in a dwelling in any States.	
Fresh Start Principle	Applicants who believe they may qualify under the Fresh Start Principle must provide proof of legal separation / divorce documents / bankruptcy or personal insolvency.	
Proof of Residency	Formal Correspondence, such as a utility bill, TV licence, official government such as, revenue, DSP, Bank Statements/ credit union car tax for the previous 8 years clearly showing your name and address. One document for each year will be required.	