



Lender	Commission Clawbacks	Clawback Scale	Notes
<p>Haven/EBS</p>	<p>In the event of mortgage being redeemed during 1st three years from date of initial drawdown for any reason up to 30.6.07</p> <p>-----</p> <p>Newly negotiated exceptions 1.7.07</p>	<p>Within 1 year – 55% Within 2 years – 40% Within 3 years – 20%</p> <p>-----</p> <p>Exceptions: Commission will not be repayable by the intermediary if the mortgage is redeemed in any of the following circumstances:</p> <ol style="list-style-type: none"> 1. using the proceeds of a mortgage protection or life policy; 2. the borrower refinances the mortgage by a loan from another financial institution, following a request for a top-up loan from EBS which was declined; 3. the borrower makes a lump sum repayment of some but not all of the loan. 	
<p>First Active</p>	<p>If the loan is redeemed within 12 months of the date of drawdown, FA is entitled to an immediate refund.</p> <p>If in the case of a stage payment case the loan is redeemed FA will clawback on any portion of the loan that has been drawn down in the previous 12 months, notwithstanding that the full commission amount was paid upfront.</p> <p>-----</p>	<p>Clawback 100% within 1 year</p> <p>Exceptions: Claw back will not occur if a loan is redeemed under the following circumstances;</p> <ol style="list-style-type: none"> 1. Marital Breakdown 2. Loans redeemed by MP or LP 3. Where FA decline a further advance to an existing customer & total credit required is obtained from another lender. <p>-----</p>	

<p>Revised clawback terms for Mortgages drawn on or after 1st September 2007</p>	<p>Within 1 year – 60% Within 2 years – 40% Within 3 years – 25%</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Marital Breakdown 2. Loans redeemed by MP or LP. 3. New Property Purchased – In the instance where FA decline a further advance to an existing customer & total credit required is obtained from another institution “contingent upon the initial broker not benefiting financially from the refinance”. 4. Where a customer makes partial capital reductions to the mortgage. 5. Where a customer redeems in full and funds are not from the proceeds of a refinance with another institution. 6. Where the customer purchases a new PDH and redeems their mortgage on existing PDH 	
<p>KBC Homeloans</p>	<p>Exceptions:</p> <ol style="list-style-type: none"> 1. Marital Breakdown 2. Loans redeemed by MP or LP 	
<p>ICS Building Society</p>	<p>In the event of mortgage being redeemed within a three year (36 months) period of drawdown. KBC will claw back commission on redeemed loans on a pro-rate time apportioned basis.</p> <p>In the event of redemption within 3 years of drawdown, commission will either be deducted from next commission payment the intermediary based on the scale.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Loans redeemed by MP or LP 	<p>0-12 months – 100% 13-18 months – 70% 19 -24 months – 55% 25 -30 months – 40% 30-36 months -25%</p>

<p>Permanent TSB</p>	<p>Clawback to be deducted from loans funded from 1st January 2005</p> <p>Exception</p> <p>1. Where a customer refinances their loan through another channel of PTSB</p> <p>Revised clawback terms for cases funded from 01 October 2008</p>	<p>Year 1 – 75bps Year 2 – 40bps Year 3 – 20bps</p> <p>Year 1 – 90bps Year 2 – 75bps Year 3 – 50bps Year 4 – 25bps Year 5 – 15bps</p>	
<p>Bank of Scotland</p>	<p>Clawback for loans funded within last 36 months as per scale</p> <p>No Exceptions</p>	<p>Within 1 year – 60% Within 2 years – 40% Within 3 years – 15%</p>	
<p>Ulster Bank</p>	<p>Claw back will be applied where a mortgage is refinanced with Ulster Bank or another institution within 3 years of the original mortgage advance date.</p>	<p>Within 1 year – 60% Within 2 years – 40% Within 3 years – 25%</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Marital Breakdown 2. Loans redeemed by MP or LP. 3. New Property Purchased – In the instance where UB decline a further advance to an existing customer & total 	

		credit required is obtained from another lender. 4. Where a customer makes partial capital reduction to the mortgage. 5. Where a customer redeems in full and funds are not from the proceeds of a refinance with another institution.	
Leeds Building Society	Clawback will be applied in the event of mortgage being redeemed for any reasons per following table.	Year 1 – 100% Year 2 – 40% Year 3 – 15%	01 January 2007
AIB	Clawbacks applied on redemptions in Years 1 2 and 3. No exceptions applicable. Clawback formula applied is as follows: <i>[(60-No. of months loan existed)/60]* Commission paid.</i>		
Start	In the event of mortgage being redeemed during 1 st three years from date of initial drawdown for any reason.	Within 1 year – 60% Within 2 years – 45% Within 3 years – 25%	
GE Money	If the loan is redeemed within the first year the lender will clawback proportionate to the unexpired term of the loan.		