



Welcome to an exciting world of mortgages...

IFG Mortgages would like to introduce you to the first edition of our company newsletter. We hope that you find this information both informative and insightful. We will begin to highlight the effect the European Central Banking Rate has had on residential mortgage lending which has contributed to the growth of the remortgage market. In addition, we include a refinance

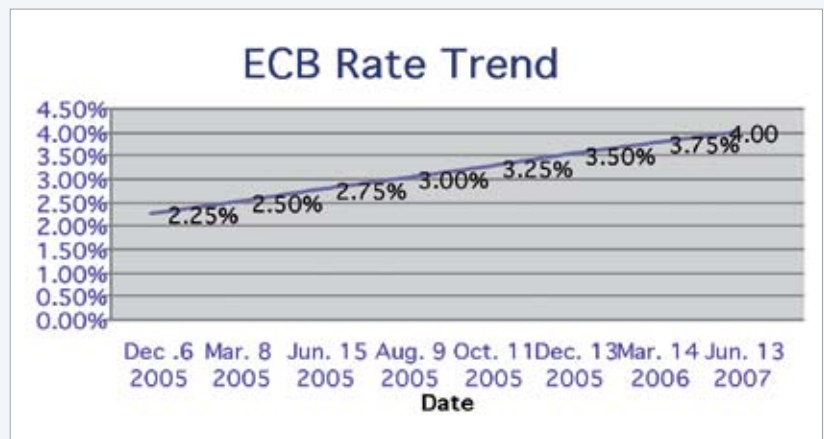
option for seniors looking to access funds and alternative lending solutions as a way to finance a foreign property which is a more cost effective way of financing your home abroad. Lastly, we will introduce you to new lenders in the market who offer a solution to people finding it difficult to obtain a mortgage through most traditional lenders.

An increase in the ECB rate affects mortgage holders

Since December 6, 2005 the European Central Bank has increased its interest rate eight times. The last increase was June 13, 2007 by .25bps. The current ECB rate is at its all time high of 4.00%. Refer to the graph to see how the ECB rate has doubled since 2005.

What does this mean for people with variable rate or fixed rate mortgages?

An increase in the ECB rate by .25% will add €50 a month to the average mortgage. Variable rate holders will see more of their payment going towards interest rather than principle, taking a longer time to pay off their mortgage. Those people in a fixed rate mortgage approaching the end of their term will need to shop for the best rates available.



About IFG Mortgages

IFG Mortgages is part of IFG Group plc, a publicly quoted company on the Irish Stock Exchange. Established in 1991, IFG Mortgages is Ireland's largest and longest established independent mortgage network. We have 34 offices nationwide and 13 residential lenders. Read on to see how IFG Mortgages can help you!

More customers looking to remortgage

Find out why!

In value terms, the remortgage market shows a year-on-year growth of 5.8 % according to the most recent market outlook prepared by IBF/PWC. Given the many benefits that remortgaging has to offer, more and more people are looking to the remortgage market. IFG Mortgages existing customers have chosen to remortgage to consolidate personal debt, unlock equity to access additional funds, or lower their interest rate. New customers who have previously dealt directly with a financial institution have remortgaged with IFG Mortgages to avail of our competitive rates and broker independence.

Benefits of Remortgaging See what a remortgage can do for you!

- ✓ Reduce your monthly mortgage payments and interest rate by switching your current mortgage
- ✓ Cost-effective means of freeing up cash to enjoy spending it on home improvements, a new car or a fabulous holiday
- ✓ It's a quick and easy application process with IFG Mortgages
- ✓ Consolidate all of your debt, including credit cards, car loans, personal loans and your mortgage into one monthly sum at a lower interest rate

Remortgaging can be well worth it, saving you hundreds or even thousands of Euros a year. Have one of our expert brokers show you how we can help you save! Pick up the phone and call 1850 38 39 40 or log onto www.ifgmortgages.ie. Financial freedom may be a phone call away!

Remortgaging can also shorten the length of your mortgage

Are you interested in shortening the term of your mortgage which can save you thousands in interest?

Read on and IFG Mortgages can show you how to save and build equity in your home faster.

If, for example, you originally had a 30-year mortgage and have been paying it for eight years, you can switch to a shorter term of either 10, 15 or 20 years. If the remortgage rate is lower, but you still maintain the same monthly payment, you will be paying more towards principal than interest, and therefore building equity in your home faster.

If you're interested in saving money and shortening the term of your existing mortgage, call IFG Mortgages today or log onto our website and complete a health check on your mortgage and an IFG mortgage broker will respond to your inquiry.

How much can I save by switching my mortgage?

Given the nature of a competitive market, there is no better time other than now to be looking at your cost of borrowing and to ensure you have the best rate on the market. Refer to the example below to see how a slight decrease in your interest rate can save you money. Switch your mortgage and save thousands of Euros over the life of your mortgage.

Example	Amount	Term	Rate	Monthly Repayment
Existing Mortgage	€ 300,000.00	35 years	4.95%	€ 1,506.00
Remortgage	€ 300,000.00	35 years	4.75%	€ 1,467.00
Total Monthly Savings				€ 39.00
Total Savings over 35 years				€ 16,380.00

Q&A

Q: My wife and I, both in our mid-forties have a home worth €350,000 with a mortgage of €12,000 remaining. We have three children between the ages of 14-18 who wish to go to 3rd level education. We need to find a way to fund their education. However, we only have one household income which is €40,000, and the cost of borrowing personal loans can cost us thousands of Euros. What is the best option for me?

A: An equity release is the best and most cost effective way of borrowing money. An equity release means you release some of the value in your home to use for whatever purposes you need. As you have three children hoping to go to college there will be a financial drain on your income over an 8 to 10 year period. The cost of education is quite expensive so the amount that you would need can be up to €150k. Our recommendation to you is to remortgage to release built up equity for €150k over 15 years. At the end of this period your family will be fully educated and your mortgage complete.

Access to **Extra cash** for the over 60's

Your home has served you well over the years, and now it's probably your greatest asset.

How frustrating then, that such an asset is made of bricks and mortar instead of Euros and cent. Today, more and more people like you are discovering a way of unlocking some of the money tied up in their home, and then using it to make their lives more pleasant in so many ways. The Lifetime Loan has proved to be a more cost effective product compared to using traditional loans at uncompetitive rates.

The Seniors Money Lifetime Loan is a special kind of loan known as a Lifetime Mortgage and developed especially for homeowners aged 60 and over. Although it's secured on your property, there are no monthly repayments to make and it lets you retain full ownership and live in your own home for as long as you wish. The Lifetime Mortgage allows you to benefit from the financial investment you've made in your house.



The Seniors Money Lifetime Loan is now available from IFG Mortgages. To find out more, please call IFG Mortgages phone number at 1850 38 39 40

Think what you could do with just a small part of your home's value.

Maybe build that extension you've been planning for years


Spoil yourself to a trip of your lifetime

How about knowing you were going to receive a regular cash amount every quarter

Free up funds for your grandchildren

Or maybe you need additional funds for health care

Health Check Your Mortgage



When you first applied for a mortgage it may have suited your requirements then but does it now?

Has your financial or personal situation changed? As time progresses life changes, mortgage rates change and new products emerge. It's important to review your mortgage every two to three years to ensure that you're getting the best rate.

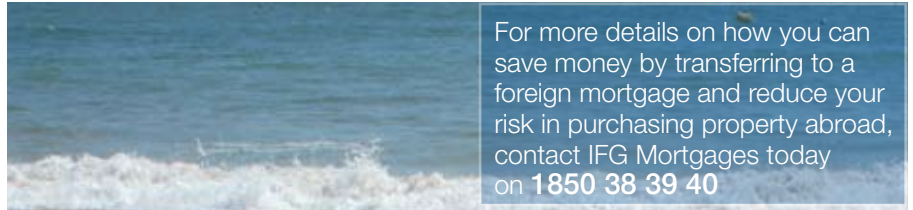
As fully independent experts, IFG Mortgages is best placed to evaluate your mortgage on your behalf to see if you're getting the best rate. With access to 13 different residential lenders, IFG Mortgages can offer you choice.

We encourage you to Health Check Your Mortgage today by simply logging on to www.ifgmortgages.ie and click on Health Check Your Mortgage Today. Fill in the relevant details online and once completed, an Independent IFG Mortgages broker will contact you.

Own a property abroad or financing one?

IFG Mortgages will soon offer Spanish, Portuguese, Italian and French mortgages for people looking to purchase a foreign property as a holiday home or investment property. Alternatively, it can be used by people who have previously bought a property abroad and used an Irish mortgage at a high rate of interest to finance the property.

IFG Mortgages can draw on an extensive range of professional and administrative services to provide you with a safe, simple and smooth process of buying or financing your home abroad. If you currently own a property and used an Irish mortgage to finance it, you may want to look at the many benefits that a foreign mortgage can offer.



For more details on how you can save money by transferring to a foreign mortgage and reduce your risk in purchasing property abroad, contact IFG Mortgages today on **1850 38 39 40**

Location	Spain	Portugal	France	Italy
Mortgages	✓	✓	✓	✓
Legal & conveyance	✓	✓	✗	✗
Tax Reports	✓	✓	✓	✓
Annual Tax Services	✓	✓	✓	✓
Relocation & Financial Planning	✓	✗	✓	✗
Introduction for Building & Contents Insurance	✓	✓	✓	✓



New Specialist Lenders in the Market Provide Alternative Solutions

Do you have difficulty getting a mortgage? Credit Repair Kit from IFG Mortgages is at hand to help.

The specialist lending market in Ireland is growing fast, with a number of specialist lenders set up to assist people who have missed payments, have poor credit history, had judgements made against them or are self employed and have had trouble proving income due to the nature of their business.

In these situations, it is highly unlikely that these people would be eligible for a mortgage through most traditional lending institutions. In addition, the recent impact of turbulence in global credit markets has resulted in higher borrowing costs which are equivalent to three European Central Bank rates rises.

This greatly affects the most vulnerable borrowers who are already struggling to meet repayments due to the nature of their circumstances.

At IFG Mortgages our brokers have dealings with specialist lenders who are at hand to provide a credit repair solution and a competitive interest rate on your mortgage. Call us today to see how we can help you!

Warning: You may have to pay charges if you pay off a fixed rate loan early. Warning: The cost of your monthly repayments may increase - if you do not keep up your repayments you may lose your home. Warning: The entire amount that you have borrowed may still be outstanding at the end of the interest only period. Warning: The cost of the interest added monthly may increase. The loan is secured against your home. Warning: This new loan may take longer to pay off than your previous loans. This means you may pay more than if you paid over a shorter term.

IFG Investment and Mortgage Services Ltd., trading as IFG Mortgages is regulated by the Financial Regulator. Terms and conditions apply. Security and insurance required.

Disclaimer: This newsletter should not be relied on as a basis for entering into transactions without seeking a specific, qualified professional advice. Whilst the facts have been checked, IFG Mortgages can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this newsletter.

If you do not wish to be so contacted, please indicate by ticking one or more of the following boxes, in which method(s) you DO NOT wish us to use. Complete your name and address in the space provided below and return this document to Business Compliance, IFG Investment & Mortgage Services Ltd, 93 O'Connell Street, Limerick, marking FREEPOST on the envelope.

By phone: By letter: By fax: By any other method:

If you would like to receive information about IFG products or services by e mail or text, please tick the appropriate box, and post it to us at the address above:

By email: By text: Name _____ Address: _____