

Required Documents for Affordable Housing

Document type	Document type JPEG, PNG, PDF
Photo ID	Each applicant must provide current Valid Passport, Passport Card, EU/EEA Driving Licence (must contain photo), National Age Card issued by An Garda Síochána, an identification form with a photograph signed and stamped by a member of An Garda Síochána.
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 for each applicant completed by your employer, dated within the last 6 months (payslips not acceptable) AND Employment Detail Summary for each applicant, (previously known as P60) which is available from www.ros.ie/myaccount .
Income Self Employed	Documents for previous 2 years: - Audited/Certified Accounts, Current Tax Balancing Statement otherwise known as Statement of Liabilities (previously known as P21) and Current Preliminary Revenue Tax Payment Receipt
Unemployed	You must provide a statement from the Department of Social Protection for the last 12 months.
Proof of Finance	If you have not already applied for a mortgage, you should do so now. Your Loan Approval in Principle letter should be valid and in date. An AIP must be from a Pillar Bank. Pillar Banks are: Bank of Ireland, AIB, PTSB, Haven, EBS or Local Authority Home Loan . 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. (Please provide a concise summary statement instead of multiple pages, and include a statement that shows any large, lodged sums.)
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 www.ros.ie/myaccount . Alternatively, you can provide an affidavit from a solicitor confirming that you have never previously owned a dwelling or had an interest in a dwelling in Ireland or any State.
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	Up to Date Formal Correspondence, such as a utility bill, TV licence, official government such as, revenue, DSP, Bank Statements/ credit union, car tax clearly showing your name and address.