To whom it may concern,

I would like to submitt my observations and objections to the proposed 20% mortgage deposit plan, I would also like to set out some possible alternatives. Undoubtedly we need to learn from mistakes of the past but this cannot be done to the detriment of first time buyers. At all costs a further 'property bubble' must be prevented but I believe there are other ways of doing this. While I believe in the independence of the Central Bank, in my role as a public representative I am extremely concerned at the impact theses proposals may have on prospective home buyers.

It is imperative that an alternative to the proposed 20% mortgage deposit rule is considered, 20% is an unrealistic figure for first time buyers. Currently most first time buyers are paying rent so they have a track record of making timely payments to landlords. Alongside paying rent they are striving to save towards a deposit for their own home. As a TD for Meath East I represent a constituency that is adjoining Dublin. Average house prices here range from €250,000 to €450,000. To take an average of those two figures at €350,000 I believe it would be impossible for most young people to save a €70,000 deposit whilst renting. One bank recently stated that 70% of their mortgage applicants would not be successful it the 20% plan was brought into effect. This is too high a figure to ignore and the system cannot leave first time buyers out in the cold.

I believe that mortgage finance should be considered on a case by case basis. Certain groups are being discriminated against under this proposed rule, namely single parties and young couples. As a 28 year old who would like to buy in the near future I feel that this rule would most definitely leave me at a disadvantage and prevent me from buying my first home for years to come. Each individual's situation ie. income, savings record, current rent payments and other present loans should all be taken into account when calculating an individual's or couple's application.

I believe there are a number of measure that could be introduced.

1. As previously stated mortgages should be given based on a buyer's capacity to pay. Banks need to look at income, savings, housing costs etc.

2. Mortgages should not exceed one third of a household's disposable income and I think if the banks take all of the figures into account they would be able to calculate the risks.

3. The 20% deposit rule should be lowered to 10% for first time buyers. While 20% is too high borrowers do need to provide a certain amount up front, gone are the days of 100% mortgages.

4. I believe that the 20% rule could possible apply to buy to lets or investment properties. This would give first time buyers a fairer opportunity.

5. The Central Bank could put a restriction on the length of mortgages.

This is a very important matter for my generation and I would strongly urge you to give my submission due consideration.

Your sincerely,

Helen McEntee TD