

**APPLICATION TO DONEGAL COUNTY COUNCIL TO
PURCHASE DWELLING
UNDER THE TERMS OF 1995
TENANT PURCHASE SCHEME FOR LOCAL AUTHORITY
DWELLINGS.**

Ref. No. _____ **MPRN:**** _____

Location of Dwelling: _____

Tenants: _____

I/We* hereby apply to Donegal County Council to purchase the above dwelling under the terms of the 1995 Local Authority Tenant Purchase Scheme. I/We* fully accept that no warranty by the Housing Authority shall apply or be deemed to be implied as to the state of repair or condition or the fitness for human habitation of the dwelling and that as the dwelling will be valued on the basis of its existing condition, the Local Authority is under no obligation to put the dwelling being purchased under the scheme into good structural condition prior to sale. I/We* also accept that the maintenance and repair of the dwelling after sale is the responsibility of the purchaser.

* (Delete where appropriate)

I/ We propose to finance the purchase of our dwelling by way of:

Own Resources : D.C.C. Loan : Private Mortgage

Have you ever received a Disabled Persons / Adaptation or Mobility Aids Grant from this Local Authority? ____

It is accepted that unless otherwise instructed, Donegal County Council will upon completion of the purchase, arrange to have the house vested in the joint names of the tenant and his/her spouse/partner.

Signed: _____

Joint Tenant

Date: _____

Joint Tenant

Phone No. _____

All rent payments must be up to date before the Local Authority will proceed to have your dwelling valued.

Completed application form should be returned to Housing Section, of your local Public Service Centre and the address on the attached leaflet.

****MPRN:** The MPRN number identifies your connection to the ESB Network. This is unique to your home and can be found on your Electric Bill.

Application Fee: €150 (Revenue Code HS022). In the event that the dwelling is subsequently purchased on foot of this application, the €150 will then be regarded as having already been paid towards the purchase price.

Donegal County Council

1995 Tenant Purchase Scheme for purchase of Local Authority Dwelling.

Making an Application:

Completed application form should be returned to Housing Section of your local Public Information Service Centre at the address on the bottom of this leaflet. There is a fee of €150 although in the event that the dwelling is subsequently purchased on foot of the application, the €150 will then be regarded as having already been paid towards the purchase price.

Who can apply:

A tenant can apply to purchase their Local Authority House if they have at least 12 months tenancy. Most Local Authority houses can be bought with the exception of:

- Caravans, Mobile Homes or Demountable Dwellings (whether on wheels or not) which are capable of being moved from one place to another.
- 1 bedroom houses.
- 2 bedroom houses which are let to tenants who are 55 years of age or over on the date of commencement of tenancy.
- Separate and self-contained flats (including Duplex Units) in a premises, divided into two or more flats, which would require arrangements for the upkeep and management of common areas, works or services other than by the purchaser.
- Houses that, in the opinion of the Housing Authority, ought not to be sold for reasons of good estate management or on account of their structural condition, or ought not to be sold for the time being on account of any proposals the Authority may have to carry out works of improvement to the houses.

How is the period of Tenancy Calculated:

Any period of Tenancy up to the date of completion of the sale is reckonable under the scheme. Any part period of tenancy in excess of six (6) months is rounded up to the next number of complete years

The Purchase Price:

The price of the house will be its market value, as determined by the Local Authority*, in its existing state of repair and condition less any discounts. The structural condition of the house will be taken into account and any increase in the market value, due to improvements made by the tenant will be disregarded in calculating the price. A discount of 3% of the market value of the house is given for each year of the reckonable period of tenancy, subject to a maximum of 30%, plus €3810.

**All rent payments must be up to date before the Local Authority will arrange to have the dwelling valued. However, in exceptional cases, this stipulation may be subject to review.*

Time Limits:

Once the dwelling has been valued and the discount calculated, the Local Authority issues an offer letter stating the purchase price. The tenant has 1 year in which to accept this offer and the full purchase monies must be paid within 1 year from the acceptance of the offer.

**On the 11th June 2010, the Minister for Housing & Local Services announced that new applications under the Scheme will cease in 2 years time*

Local Authority Mortgages:

If a tenant is unable to pay for the dwelling from their own resources and can not get adequate finance from a Bank of Building Society, they may apply to the Local Authority for a mortgage provided:

They are aged between 18 and 70 years ***and***

Earning under €50,000 as a single applicant or under €75,000 as joint applicants ***and***

In the case of the primary earner on the application, in continuous employment for at least two years (this can be self employment) and in the case of the second applicant, (whose income is being relied upon to fund the mortgage repayment), in employment for at least one year.

Full details of the terms and conditions of the Local Authority Tenant Purchase Loan are available on www.donegalcoco.ie or at any of the local Public Service Centres.

Selling the House:

There is no clawback on profits from the resale of the dwelling. However if a tenant proposes to resell their dwelling within 20 years of purchasing it from the Local Authority, they must first obtain the consent of the Local Authority.

Further information and/or assistance in completing an application in relation to the 2011 Purchase Scheme for Long-standing Tenants may be obtained by contacting any of the local Public Service Centres at the following address:

<i>Glenties Electoral Area, Gweedore Road, Dungloe</i>	<i>074 - 95 61300</i>
<i>Inishowen Electoral Area, Malin Road, Carndonagh</i>	<i>074 - 93 73700</i>
<i>Letterkenny Electoral Area, (North) Main Street, Milford</i>	<i>074 - 91 53900</i>
<i>Letterkenny Electoral Area, (South) Neil T Blaney Road, Letterkenny</i>	<i>074 - 91 94200</i>
<i>Donegal Electoral Area, Drumlonagher, Donegal Town</i>	<i>074 - 97 24400</i>
<i>Stranorlar Electoral Area, County House, Lifford</i>	<i>074 - 91 72222</i>