

YOUR GUIDE TO THE **SELF-BUILD PRODUCT**

The First Home Scheme (FHS) is open to eligible applicants seeking to build their own home anywhere in the Republic of Ireland.

If you have a site, or are purchasing a site, but have insufficient funds to build your home when you combine your deposit and your mortgage, you may be able to bridge the funding gap by availing of the Self-build product subject to meeting the qualifying criteria.

Definition of a Self-build Home

A self-build home is one that is built on a site by the owner(s) of the site either through direct labour (self-managed) or a fixed contractor (construction contract). The home will be the principal private residence of the owner(s).

Self-build House Types

The house you are building can be a detached or semi-detached house. It can be either a single or multi-storey home.

FHS Funding for Self-build Homes

Subject to eligibility criteria, you may qualify for funding of up to 30% of the build cost of your home.

The Help to Buy (HTB) scheme is available for self-build homes. If you are availing of the HTB the maximum amount you may be eligible for from the FHS will be 20% of the build cost.

Self-build Product Eligibility Criteria

There are a number of eligibility criteria to be satisfied, including the following:

To be eligible for the Self-build product **you** must:

- be over 18 years of age
- be a first-time buyer or other eligible homebuyer
- have Mortgage Approval with a Participating Lender
- borrow the maximum amount available to you from one of the Participating Lenders (up to 4 times your income)
- not be availing of a Macro Prudential Exception (MPE) with a Participating Lender
- have a minimum deposit of 10% of the build cost (equity in your site can contribute to the deposit)

To be eligible for the Self-build Product the **property you are building** must:

- be in the Republic of Ireland on a site that you own or are purchasing
- be built as your Principal Private Residence
- be within the local authority property price ceiling for Self-builds

For full details on eligibility criteria, see www.firsthomescheme.ie

THE SELF-BUILD JOURNEY



1

STARTING YOUR JOURNEY

Visit www.firsthomescheme.ie and use the FHS Eligibility Calculator to calculate the minimum and maximum funding for which you could potentially qualify through the FHS.



2

YOUR APPLICATION

Once you have decided on your Participating Lender and have a Mortgage Approval in Principle, along with your estimated build cost, you can start your application.

Visit www.firsthomescheme.ie and click 'Apply Now'.



3

RECEIVING YOUR ELIGIBILITY CERTIFICATE

Your application and documentation will be reviewed and, if approved, you will receive an FHS Eligibility Certificate.

You will need to provide the Eligibility Certificate to your Participating Lender, who will consider the FHS when they process your Mortgage Application.

If you are approved for a Mortgage, you will receive a Mortgage Letter of Offer from your Participating Lender.



4

RECEIVING YOUR CUSTOMER CONTRACT

Once you have your Mortgage Letter of Offer, you will need to upload it to your FHS Customer Portal, along with the following documents:

- Your Certified Valuation as instructed by your Participating Lender
- Your Certified Build Cost from a qualified architect, engineer or quantity surveyor

If your application is approved, you will receive your FHS Customer Contract for your equity facility. This is the formal legal contract between you and the FHS.

The FHS Customer Contract will also be sent to your solicitor, along with a number of other legal documents which must be signed and returned to the FHS.



5

BUILDING YOUR NEW HOME

From the date you sign the FHS Customer Contract, you have 12 months within which you can draw down your FHS Equity Facility. FHS Funds will be released to your solicitor's account:

- After you have received the first Mortgage stage payment from your Participating Lender
- Once your solicitor returns a Funds Requisition Form, along with a Certified Property Report to confirm works completed and planned

You have 24 months to complete the build of your new home from the date you draw down your FHS Equity Facility.

Once complete, you are required to upload the Certificate of Compliance (if applicable) and Final Valuation to the FHS Customer Portal.

It's also important that you continue to maintain adequate building insurance for the property as set out under your Participating Lender's Mortgage Letter of Offer.



6

REDEEMING YOUR FHS EQUITY SHARE

You can redeem (buy back) the FHS equity share at any time although you have no obligation to do so unless a mandatory redemption event occurs. Partial redemptions are permitted once the build of your home is complete.

Redemption requests can be made through the FHS Customer Portal by completing a Redemption Request form. Visit www.firsthomescheme.ie to see the steps involved in the Redemption Process.

As the FHS equity facility is linked to the value of your home, a property valuation from an FHS approved valuer is required for all redemptions.

The value of your site is discounted from the property value in order to calculate the redemption payment. See example below:

Property built in September 2023

Build Cost	€300,000.00
Site Value	€100,000.00
Total Value (Build Cost + Site Value)	€400,000.00
FHS Equity Amount provided	€30,000.00
FHS Equity Amount as % of Build Cost	10%
Site Value as % of Total Value (€100k/€400k)	25%

Same property valued January 2026

Property Valuation (House + Site)	€450,000.00
Site value to be discounted (25% * €450k)	€112,500.00
Amount used to calculate Redemption Payment	€337,500.00
Redemption Payment due to FHS (€337,500 * 10%)	€33,750.00



WARNING: We strongly recommend you seek advice from an independent financial adviser and legal adviser if applying for this product.

WARNING: Property prices can go up and down. As the equity facility is linked to the value of your home, any change in property prices will affect any partial or final redemption amounts. If property prices increase/decrease over time, the percentage equity you have to redeem will remain the same but the € amount will increase/decrease. See example in the case of a price increase below:

Example: Self-build (own site):

Customer owns a site valued at €100,000 and builds a house on that site at a cost of €300,000. Customer avails of €30,000 from the First Home Scheme (FHS) which means the FHS has a 10% FHS equity share in your house built on the site.

Sometime in the future you decide to buy out the FHS equity share. The property, including both house and original site is now valued at €500,000.

At the time of build, the site value represented 25% of the total value of the home (i.e.€100,000) and this 25% will now be discounted from the current value before calculating the FHS Equity amount to be redeemed (€500,000 less current site value of €125,000, equals €375,000). As the FHS equity share is unchanged at 10%, you will now need €37,500 (10% of €375,000) plus any accrued service charges payable, to redeem the FHS equity share in the home.

WARNING: The First Home Scheme is not regulated by the Central Bank of Ireland and the equity product is not governed by the Central Bank and its statutory codes of conduct and/or other regulations to include the Consumer Protection Code. However, this does not affect your rights under consumer law.