



whms
White Horse Mortgage Services

www.whms.ie



Reasons for Arrears Results for Ireland

Whole year analysis for cases completed in 2011

We present overleaf our analysis of the Reasons for Mortgage Arrears since 2008. This analysis is shown as pie charts broken down into three segments for ease of comparison. The segments relate to the main causes of mortgage arrears: Economic, Lifestyle and Personal. These causes are covered in more detail in the text, together with individual explanations relating to each of the pie chart figures.

Our analysis indicates that over 60% of borrowers are able to make a sustainable payment commitment after undergoing a full Counselling.

Professional Mortgage Arrears Counselling will re-engage borrowers with the lender and maximise the number of arrears cases that can be recovered.

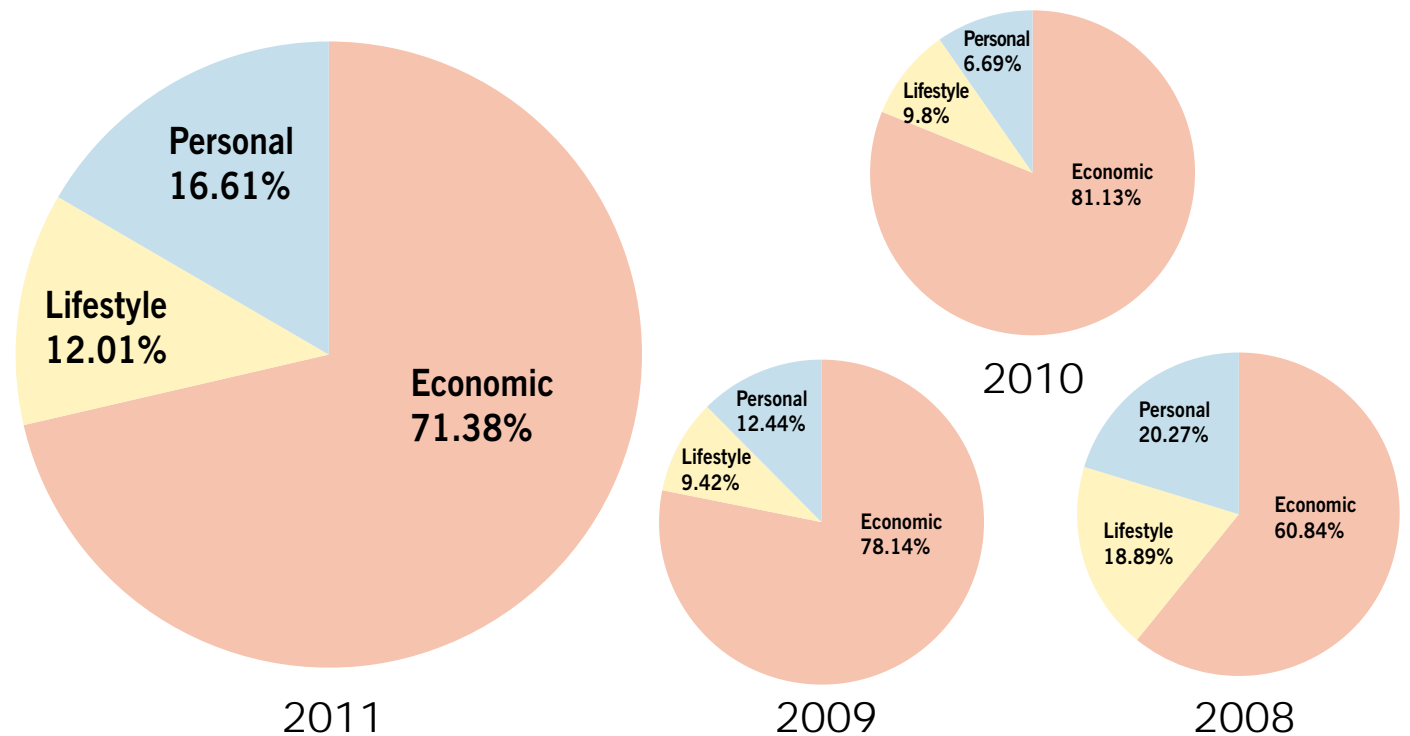
If you would like to know more about our services, or receive our report covering the United Kingdom, please contact us by:

Telephone: +44 1793 480202
E-mail: enquiries@whms.ie
Fax: +44 1793 495076

White Horse Mortgage Services Ltd
Pembroke House, 1 Eastcott Hill,
Swindon, Wiltshire, SN1 3JG,
United Kingdom
DX 6240 Swindon 1

Reasons for Mortgage Arrears

Analysed for the Republic of Ireland 2011, with comparisons for 2010, 2009 and 2008



	2011	2010		2011	2010		2011	2010
Economic	71.38%	81.13%	Lifestyle	12.01%	9.18%	Personal	16.61%	9.69%
Unemployment Resolved	6.36%	5.10%	Over Indebtedness Resolved	1.77%	1.53%	Relationship Breakdown	9.54%	2.04%
Unemployment Unresolved	25.09%	39.81%	Over Indebtedness Unresolved	6.71%	5.10%	Ill Health - Recovered	1.77%	3.57%
Reduced Income Resolved	4.95%	7.14%	Financial Mismanagement	3.53%	2.55%	Ill Health - Long term	4.59%	4.08%
Reduced Income Unresolved	34.98%	29.08%				Other Reasons	0.71%	0.00%

Notes: 1. Figures quoted are percentages of all cases analysed
2. UK report available upon request

The results are recorded on the same basis for each year and split into 3 main segments as follows:

Economic (outside the influence of the borrower)

We record arrears cases that have been caused by Unemployment and Reduced Income, split into Resolved and Unresolved categories at the time of our counselling. There has been a very welcome large drop in Unresolved Unemployment of over 14%, counter-balanced to some extent by a near 6% rise in Unresolved Reduced Income.

Lifestyle (under the direct control of the borrower)

This sector covers Over Indebtedness and Financial Mismanagement. There has been a 1% rise in both Unresolved Over Indebtedness and in Financial Mismanagement as borrowers have seen their income reduce by factors beyond their control.

Personal (circumstances suffered by the borrower)

We have recorded arrears problems caused by Ill Health and Relationship Breakdown. Relationship Breakdown has shown a 7% rise as it becomes clear how long it will take to recover from the current economic situation.