

EXPAT MORTGAGES INFORMATION SUMMARY

Family Building Society provides a range of expat mortgage products for both Owner Occupied and Buy to Let applications. Product terms vary.

Our expat mortgages are available for properties in England or Wales on an Interest-Only basis. Repayment mortgages are not available. The repayment vehicle must be from a Sterling denominated UK asset.

In all cases applicants are required to provide a UK correspondence address where the Society is able to send correspondence regarding the mortgage account and, if required, serve notice regarding the mortgage. For example, this can be a family member or solicitor in the UK. You need to ensure that you can retrieve the post from the address supplied as we are unable to send correspondence via email.

Applications from expats are acceptable from a restricted list of countries, as follows:

Austria	Greece	Malaysia	South Korea
Belgium	Hong Kong	Netherlands ²	Spain
Bulgaria	Hungary	New Zealand	Sweden
Canada	Ireland	Norway	Switzerland
Cyprus	Israel	Poland	United Kingdom ³
Czech Republic	Italy	Portugal	United States of America
Denmark	Japan	Qatar	
Estonia	Latvia	Romania	
Finland	Liechtenstein	Singapore	
France ¹	Lithuania	Slovak Republic	
Germany	Luxembourg	Slovenia	

¹ Mayotte, New Caledonia, French Polynesia, Saint Pierre and Miquelon, and Wallis and Futuna

² Aruba, Curaçao, St Maarten, Bonaire, Sint Eustatius and Saba

³ UK Crown Dependencies and Gibraltar

A note for our packager partners

We'll consider applications through our packager partners for lending to expats in Bahrain, China, India, Kuwait, Monaco, Oman, Qatar, Saudi Arabia, South Africa and United Arab Emirates subject to stricter requirements including:

- Your client must have a UK bank account from which the direct debit is set up to pay us the mortgage repayments. If this is a Buy to Let application, this must be the same bank account into which the tenant's rental payments are paid.
- Any deposit monies are paid from or evidenced as held within a UK bank account.
- Your client must be working for a recognised, large organisation with a UK presence.

Our expatriate mortgages are also subject to the below conditions:

BUY TO LET EXPAT REQUIREMENTS

- The property must not be used by the borrower and/or their family members
- They must not intend to return to it at a future time. Should this decision change at a later date, no further lending or variations of our agreement are possible

OWNER OCCUPIER EXPAT REQUIREMENTS

- We'll lend to UK nationals who are working abroad with families remaining in the UK
- The property must be used by the borrower and/or their family members
- They must intend to return to it at a future time. Should this decision change at a later date, no further lending or variations of our agreement are possible
- They must be employed (self-employed is not acceptable but we will accept pension income)

ID REQUIREMENTS FOR NON UK RESIDENTS

All borrowers must be able to provide satisfactory evidence of identity, overseas address and hold a UK bank account from which a direct debit can be set up to pay us the mortgage repayments and/or into which the tenant's rental payments are paid.

In all cases we require a valid UK passport and a valid Residence Permit / Visa (unless the applicant is resident in an EU country where this may not be available).

We'll also need one item, showing an address, from the list below:

- Valid National Identity card
- Tax notification from the country of residence
- Valid photocard driving licence from country of residence
- *Bank statement
- *Credit / debit card statement
- *Utility bill

Please note: We cannot accept copies from the internet. The items marked * should be dated / issued within the last 6 months.

We require the certified documents to be written in English and include the wording '**I certify this as a true copy of the original**'. Evidence of identity must be certified as a **true copy of the original and a true likeness of the applicants**. The introducing intermediary can certify these documents, or if this is not possible, the documents can be certified by the applicant's overseas bankers or a solicitor / notary in their country of residence. We also need the certified document to include the following:

- The person's name printed and signed
- Job title i.e. Personal Banker or Legal Adviser
- Certification stamp
- Date

As part of our ID verification, in addition to the documents noted above, we'll contact your client's employer / accountant to confirm the residential address details held for them.

MORTGAGES FOR THOSE WITH NON STERLING EARNINGS

We'll also lend to UK nationals and foreign nationals working in the UK but who are paid in a foreign currency.

- Only available using one of our expat products.
- Mortgages are only available on an Interest-Only basis. Repayment mortgages are not available.
- The repayment vehicle must be from a Sterling denominated UK asset.
- Income must be paid in a currency originating from our restricted list of acceptable countries.
- Sterling income will be calculated using the lowest exchange rate over the past 10 years. Please contact us for the exact calculations.
- Foreign nationals must have permanent / indefinite rights to reside in the UK.

FOREIGN CURRENCY MORTGAGES

We will not consider foreign currency mortgages, as defined under the EU Mortgage Credit Directive.

To find out more, please contact our Mortgage Desk:



intermediaries.familybuildingsociety.co.uk



01372 744155



mortgage.desk@familybsoc.co.uk

EBBISHAM HOUSE
30 CHURCH STREET
EPSOM, SURREY
KT17 4NL

Family Building Society is a trading name of National Counties Building Society which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Firm Reference No.206080
register.fca.org.uk