

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

<sup>1</sup> Mayotte, New Caledonia, French Polynesia, Saint Pierre and Miquelon, and Wallis and Futuna

<sup>2</sup> Aruba, Curaçao, St Maarten, Bonaire, Sint Eustatius and Saba

<sup>3</sup> UK Crown Dependencies

## Lending through our packager partners

In addition, the Society has agreed a policy through our packager partners for lending to expats in Bahrain, Kuwait, Qatar and Saudi Arabia, on an exceptional basis.

We will also consider through our packager partners for lending to expats in China, India, Monaco and Oman subject to the additional requirements below:

- 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 expat 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 and hold a UK bank account from which the direct debit is set up to pay us the mortgage repayments. For Buy to Let applications, this must be the same bank account 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** two items showing an address; one from each list below:

### LIST A

- Valid National Identity card
- Tax notification from the country of residence
- Valid photocard driving licence from country of residence.

### LIST B

- \*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](https://intermediaries.familybuildingsociety.co.uk)



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[mortgage.desk@familybsoc.co.uk](mailto:mortgage.desk@familybsoc.co.uk)

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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.

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