

**\*\* For Professional  
Intermediary use ONLY \*\***

# Mortgages for Expats

## Expat Residential

# 3.89%

A 0.86% discount off the Society's standard variable rate for 3 years making the current rate payable 3.89%. After 3 years the Society's Standard Variable Rate, currently 4.75% will apply. An early repayment charge will be payable if the mortgage is redeemed within the first three years. The early repayment charge will be equivalent to 3% of the capital repaid. Application Fee – £249. Payable on application. Non-refundable. Product Fee – £1250. This mortgage is portable, subject to suitable security and underwriting assessment.

## Expat BTL

# 3.99%

A 0.76% discount off the Society's standard variable rate for 3 years making the current rate payable 3.99%. After 3 years the Society's Standard Variable Rate, currently 4.75% will apply. An early repayment charge will be payable if the mortgage is redeemed within the first three years. The early repayment charge will be equivalent to 3% of the capital repaid. Application Fee – £249. Payable on application. Non-refundable. Product Fee – £1350. This mortgage is portable, subject to suitable security and underwriting assessment.

**CRITERIA:** The Society will only lend to expatriates of the United Kingdom. The Society will consider applications from expatriates:

**Buy to Let**, where the rental income is earned in GBP and affordability of the mortgage is assessed against the rental income, stressed at the Society's stress rate and interest coverage ratio, with no reliance upon a 'top up' from income derived in a foreign currency. Loans of this nature are not deemed to be foreign currency loans.

**Buy to Let (with top-slicing)**, where rental income is 'topped up' from personal affordability, using income derived from the applicants' employment. Where this income is paid in a currency other than GBP this loan is treated as a foreign currency loan. Both business buy to let and consumer buy to let are acceptable on this basis.

**Residential Purchase**, where the borrower works and resides overseas and therefore is classified as an expatriate but earns income in GBP. Affordability will be assessed under standard rules, but will take into account any additional costs associated with maintaining a home overseas. The underwriter must satisfy themselves in regard to the motives for purchasing a residential property in the UK and ensure that adequate buildings insurance exists for unoccupied periods;

**Residential Purchase**, where the borrower works overseas for a multinational company, and wishes to retain a home in the United Kingdom, possibly for the benefit of a family but is paid in a currency other than GBP. Acceptable currencies are: Australian Dollars, Canadian Dollar, Denmark Krone, Euro, Hong Kong Dollars, Norway Krone, Qatari Ryals, Saudi Ryal, Singapore Dollars, Swedish Krone, Swiss Francs, US Dollar, U.A.E. (Emirati) Dirhams. Minimum income £40,000 (sterling equivalent). For the purposes of affordability, income will be subject to 20% (haircut) reduction, prior to any affordability assessment or the application of a stress test. Where expatriates are looking to remortgage property, this will be acceptable to the Society. However, the Society will not offer any incentive in terms of free valuations or fee assisted legal work. These expenses will be met by the borrower. Expatriate BTL portfolio landlords are not acceptable.

**Terms and conditions apply**, please contact the mortgage team for further information. The minimum loan amount is £75,000.00. The maximum loan amount is £500,000.00. The maximum loan to value is 70%. Products are available via direct submission to the Society or via our approved intermediaries for expat lending.

Call: 01768 863675 - option 1  
[www.penrithbs.co.uk](http://www.penrithbs.co.uk)