

# Frequently Asked Questions

# EX-PAT

## Q. What types of products do you offer for Ex-pat borrowers?

We offer two product types for Ex-pat applicants, both of which are listed in the product guide on our website:

- **Standard Ex-pat products** – These are for single-unit or standard property types.
- **Specialist Ex-pat products** – Designed for higher yielding properties, such as large HMOs/ Multi-units (up to 20 occupants/units).
- **Product Transfer/ Product Transfer plus** - Available for eligible existing borrowers looking to switch to a new rate, with the option to access additional borrowing.

If your Ex-pat client is looking to finance a Holiday Let, they'll need to choose a product from our Holiday Let range

## Q. What countries are acceptable for the applicant to reside in?

We can accept Ex-pats living in any country that's part of the European Economic Area (EEA) or a full member of the Financial Action Task Force (FATF).

If your client lives in a country outside of these groups or you're unsure if their location qualifies, please get in touch with us before submitting the case.

## Q. Does the applicant need to have a UK credit footprint?

Yes, the applicant must have an active UK credit footprint. We also require a UK bank account and a UK correspondence address where their credit is registered.

## Q. What borrowing structures do you accept for Ex-pat applicants?

We accept individual borrowers as well as companies, including SPVs, trading limited companies, and LLPs.

## Q. Will Keystone accept Ex-pat first-time landlord applications?

We don't currently accept Ex-pat applicants who are first-time landlords. To qualify, applicants must already have at least one UK buy to let property that's been let for 12 months, with rental income declared to HMRC.

## Q. What employment status do you accept for Ex-pat applications?

We consider Ex-pat applicants who are employed, self-employed or retired with a minimum income of £25,000:

- **Employed** – Must be working for a multi-national company or an acceptable sovereign entity (like a government institution)
- **Self-employed** – Must have at least two current UK buy to let properties and provide accounts prepared by a fully regulated and qualified accountant.
- **Retired** – Must receive a pension income of at least £25,000 per year from a recognised pension fund.

## Q. What documents will the applicant need to provide?

Applicants will need to provide:

- A letter from their employer confirming their residential address abroad and period of residency (if employed).
- Full tax returns and tax calculations or SA302s for the last two years where available.
- Payslips from the last three months (if employed)
- Proof of ID (collected securely via our electronic ID verification system)
- Additional documentation may be requested by the underwriter on a case by case basis.

## Q. What happens if one applicant is an Ex-pat and the other is based in the UK?

If the application includes both an Ex-pat and a UK resident, the case may be eligible for a product from either our Standard or Specialist ranges rather than the Ex-pat range. We recommend contacting our Sales team to confirm which products are available.