Frequently Asked Questions

EX-PAT

Keystone Property Finance

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

- We offer one set of Ex-pat products which cover standard properties, HMOs and Multi-Unit (up to 20 occupants/units), which is listed in our Buy to Let product guide on our website.
- **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?

Where an expatriate applicant does not have an existing Buy to Let property and is considered a first time landlord, these applicants can be considered subject to satisfactory proof of a minimum income of £100,000 on a case-by-case basis.

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 either our Standard, HMOs or Multi-unit products rather than the Ex-pat range. We recommend contacting our Sales team to confirm which products are available.

For use by intermediaries only . All information correct at time of publication for further information please contact us. Keystone Property Finance is registered in England and Wales (06262873). Our registered address is 42 Kings Hill Avenue, Kings Hill, West Malling, ME19 4AJ.