

# Residential Ex-Pat Lending Policy

Strictly for Intermediary use only

Lending Terms and Applicant Types																					
Loan Amounts	<p>There is a minimum loan amount of £50,000 for new mortgages. Lending above £1,000,000 can be considered on a case-by-case basis.</p> <p>The maximum loan amounts are:</p> <ul style="list-style-type: none"><li>• Up to 75% LTV - £1,000,000;</li><li>• Up to 80% LTV - £800,000;</li><li>• Up to 85% LTV - £600,000;</li><li>• Up to 90% LTV - £500,000; and</li><li>• Up to 95% LTV - £400,000.</li></ul> <p>The above LTVs are subject to product availability.</p>																				
Minimum & Maximum Age	All applicants must be aged 21-75 years of age.																				
Number of applicants	The maximum number of applicants per application is 4.																				
Residency status	Applicant 1 must be a UK citizen and must be able to afford the mortgage in their own name, if the second applicant is not a UK citizen. Applicants with dual nationality cannot reside in the country they hold additional citizenship in.																				
Repayment methods	Applications can be accepted on a capital and interest repayment method only.																				
Income, Employment and Affordability																					
Affordability	<p>No minimum income required.</p> <p>Applications are capped at 4.49 loan to income, once converted to GBP using our currency conversion calculations.</p> <p>We will not take a % haircut, however we will calculate affordability based on actual income/expenditure (net).</p>																				
Acceptable currencies	<p>We can assess affordability using the below 20 currencies:</p> <table><tbody><tr><td>US Dollar</td><td>Euro</td><td>Canadian Dollar</td><td>Norwegian Krone</td><td>Swiss Franc</td></tr><tr><td>Danish Krone</td><td>Swedish Krona</td><td>Chinese Yuan Renminbi</td><td>Emirati Dirham</td><td>Saudi Arabian Riyal</td></tr><tr><td>Hong Kong Dollar</td><td>Kuwaiti Dinar</td><td>Singapore Dollar</td><td>Qatari Riyal</td><td>Japanese Yen</td></tr><tr><td>New Zealand Dollar</td><td>Australian Dollar</td><td>Bahraini Dinar</td><td>Oman Rial</td><td>Bermudian Dollar (if pegged as US Dollar)</td></tr></tbody></table>	US Dollar	Euro	Canadian Dollar	Norwegian Krone	Swiss Franc	Danish Krone	Swedish Krona	Chinese Yuan Renminbi	Emirati Dirham	Saudi Arabian Riyal	Hong Kong Dollar	Kuwaiti Dinar	Singapore Dollar	Qatari Riyal	Japanese Yen	New Zealand Dollar	Australian Dollar	Bahraini Dinar	Oman Rial	Bermudian Dollar (if pegged as US Dollar)
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Employment	Excluding applicants previously within full time education, all employed applicants must be in permanent full or part-time employment, on a fixed term contract or a zero-hours contract, and continuously employed for the last 6 months, including probationary period, if appropriate.																				
Income	All income and expenditure must be included in the local currency on the decision in principle and application form, not in GBP conversion.																				
Joint applications	We can accept applications where applicants 1 and 2 earn income in different acceptable currencies and/or reside in different countries.																				
Second property	Applicants who already hold a mortgaged property either in the UK or overseas, will be subject to our second property affordability calculations.																				

Please note, applicants must reside in the jurisdictions listed in [our Ex-Pat List of Acceptable Countries](#).

## Further support:

[Click here to view our mortgage valuation fees](#)

[Click here to view our Residential Lending Criteria](#)

## Get in touch

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