



Top tips from the Paradigm Mortgage Helpdesk



Our mini newsletter is designed to give you insights into the topics we see frequently on the Mortgage Helpdesk. We aim to provide you with some great hints and tips which will help you with future cases.

If you think we may be able to assist with your next case, please don't hesitate to get in touch!



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Spotlight on Expat Mortgages

In recent months, the Mortgage Helpdesk has seen a steady stream of enquiries involving expat clients, particularly UK nationals living and working overseas who are looking to purchase, remortgage, or retain property in the UK.



For reference: An expat is a UK national who resides in a country outside of the UK for more than 183 days a year. As such, clients who were either not born in the UK or that spend less than 183 days a year abroad, would not be deemed an expat for lending purposes.

Expat Regulated BTL

If an expat wants to let out their property to a family member we've found that the following Lenders maybe able to help you:

Buckinghamshire BS, Cambridge BS, Dudley BS, Mansfield BS, Market Harborough BS, Newbury BS, Penrith BS, Saffron BS, Suffolk BS, Together and Vida Homeloans can all consider this.

Self-Employed Expats

Lending to self employed individuals can be complex anyway, and when the individual is an expat this adds a further layer of complexity. Lending criteria and requirements vary, however the following Lenders are ones to consider:

Buckinghamshire BS, Cambridge BS, Castle Trust Bank, Dudley BS, Foundation, Gatehouse Bank, HSBC, HTB, Keystone, Market Harborough BS, Mansfield BS, Marsden BS, Molo, Newbury BS, Penrith BS, Quantum, Raw Capital Partners, Saffron for Intermediaries, State Bank of India, Suffolk BS, West One. Vida Homeloans, Together, Tipton & Coseley BS and The Mortgage Lender.

Returning Expats to the UK

A number of Lenders are willing to consider applications from returning expats, from day one, when purchasing a residential property. The Lenders to consider are:

Accord, Buckinghamshire BS, Coventry for Intermediaries, Darlington, Dudley BS, ESBS, Family BS, Halifax, HSBC, Mansfield BS, Marsden BS, Market Harborough BS, Penrith, Saffron BS, Suffolk for Intermediaries, Stafford for Intermediaries and Together.





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Scenario Based Case Study

After a relationship breakdown, Sarah focused on keeping life stable for her two children. During that difficult period, household finances became stretched and she entered a debt management plan to regain control of her commitments.

Over time, Sarah managed the arrangement responsibly, kept everything running smoothly and rebuilt her finances. She saved a deposit and found the right home close to her family. However, several mainstream lenders were unable to help because she was still in an active debt management plan.

Her broker approached Buckinghamshire Building Society and our experienced underwriters reviewed the full picture, including how the plan had been maintained and the positive steps Sarah had taken since. By taking a common-sense view of her circumstances, we were able to offer a mortgage through our Credit Restore range.

Why Buckinghamshire Building Society?

At Buckinghamshire Building Society, we know life doesn't always go to plan. Our Credit Restore range is designed for borrowers with historic credit issues who are now ready to move forward. With manual underwriting and a common-sense approach, we look beyond the numbers to understand the person behind the application.

Full criteria and product terms apply. Lending subject to underwriting and affordability assessment.



Useful Links to support expat cases:

When dealing with an expat case, the primary factor that can influence the availability of Lenders is typically the country where your client usually resides. To assist you in researching the risk associated with your client's country, we have gathered a collection of helpful website links.



[Corruption Perceptions Index](#)



[Current UK Financial Sanctions](#)



[Basel AML Index](#)



[Financial Action Task Force Members](#)

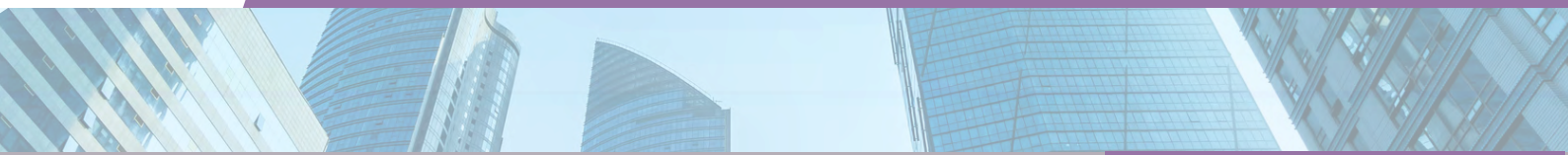


Key Helpdesk Reminders

- Always check **country acceptability first**
- Do not assume past acceptance still applies



As always, Lender appetite and country lists are subject to change, and the above does not represent an exhaustive list of available options. Advisers are encouraged to **sense-check criteria prior to submission** and speak to the Mortgage Helpdesk where placement is unclear.



As always, we must advise that criteria does regularly change and therefore it is always prudent to double check with a Lender prior to submitting an application. Lenders provided are based on findings at the time of research, and may not include every option available.



Do you have a suggestion for a topic? **Email** us!