



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!



Diane Jones



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Gio Chanda



Aryan Chohan



Ben Ralph

The helpdesk continues to receive a high volume of enquiries relating to foreign nationals who do not hold permanent rights to reside in the UK. Common scenarios include applicants with limited time remaining on their visa and those seeking higher loan to value (LTV) borrowing.

While we have previously covered foreign national criteria, a number of Lenders have recently updated their policies, so we felt it was timely to revisit this topic. Subject to specific Lender criteria, underwriting assessment and individual circumstances.

Which Lenders would consider a foreign national on a Refugee Visa?

The following Lenders will consider a client on a refugee visa:

- Gatehouse Bank
- Gen H
- H&R for Intermediaries
- Santander
- Skipton Building Society (Intermediaries)

Which Lenders would consider a foreign national on an Ancestry Visa?

The following Lenders will consider a client on an ancestry visa:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Accord • Bank of Ireland • Barclays • Buckinghamshire Building Society • Chorley Building Society • Clydesdale • Darlington for Intermediaries • Gen H • Hinckley & Rugby Building Society • HSBC | <ul style="list-style-type: none"> • Melton Building Society (MHBS) • Nottingham Building Society • Principality Building Society • Santander • Skipton Building Society • Stafford Building Society • TSB • Vida Homeloans • West One |
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Have a self-build case to discuss?

Our team are always happy to help. **Get in touch today.**



☎ 01768 863675

✉ intermediaries@penrithbs.co.uk

🌐 www.penrithbs.co.uk/intermediaries



Penrith
building society

For Intermediaries



Which Lenders would consider a Joint Borrower Sole Proprietor (JBSP) mortgage where both the proprietor(s) and assisting borrower(s) are foreign nationals in the UK?

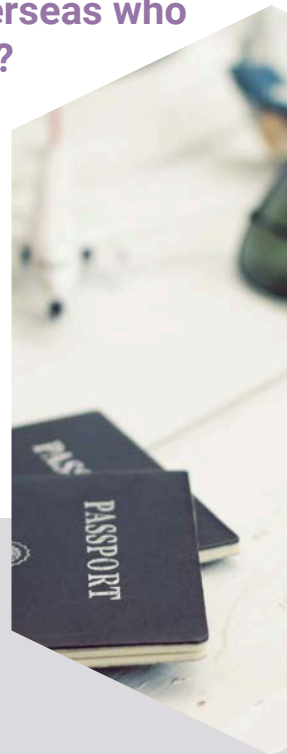
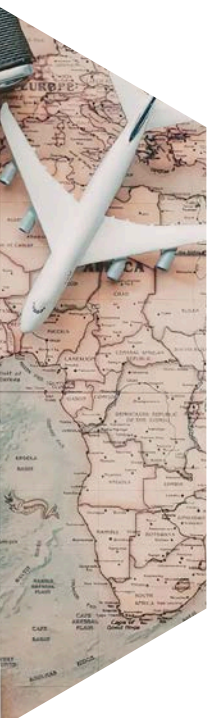
Buckinghamshire BS, Cambridge Building Society, Chorley Building Society, Gen H, Hinckley & Rugby Building Society, Market Harborough Building Society (MHSB), Mansfield Building Society, Metro Bank, Principality Building Society, Saffron Building Society, Skipton Building Society (Intermediaries), and Suffolk Building Society can all help in this scenario.

Which Lenders can consider a foreign national residing overseas who wishes to purchase a UK property for investment purposes?

Gatehouse Bank, HTB, Quantum Mortgages, Raw Capital Partners West One, Market Harborough Building Society, Marsden Building Society and SBI UK will look at this.

Which Lenders do not require a minimum number of months remaining on an applicant's visa?

Cambridge Building Society, Darlington Building Society, Foundation, Halifax, Hinckley & Rugby, HSBC, Mansfield Building Society, Nottingham Building Society and Vida Homeloans.



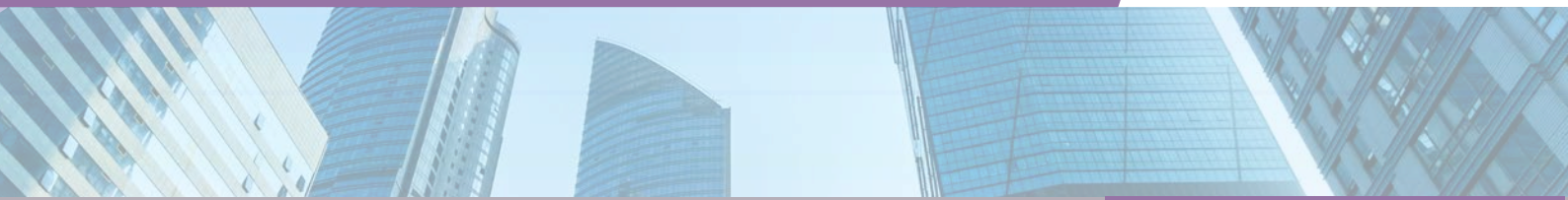
Lenders that can consider 6 months or less remaining on a visa:

- Bluestone
- NatWest
- Newcastle Building Society
- The Mortgage Lender
- Buckinghamshire Building Society (referral basis)

Which Lenders can consider up to 90% LTV for foreign nationals?

The following Lenders will consider up to 90% LTV in this scenario:

Accord Mortgages, Barclays, Cambridge Building Society, Darlington Building Society, Gen H, Halifax, Hinckley & Rugby Building Society, Nationwide, NatWest, Nottingham Building Society, Perenna, Principality Building Society, Saffron for Intermediaries, Santander, Skipton for Intermediaries, Vida Homeloans and West One.



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!](#)