

EXPATRIATE MORTGAGE TERMS - MAY 2010

LENDER	INTEREST RATE%	MAXIMUM % ADVANCE	ARRANGEMENT FEE	SPECIAL FEATURES
BM Solutions	4.60% 2 year tracker 5.95% 3 year fixed	75 75	3.00% 3%	Applicant must work for Govt Agency or Multi National Company. Rental calculation 125% at payrate.
Cheltenham & Gloucester	4.59% 2 year fix 4.99% 3 year fix 5.69% 5 year fix 3.29% 2 year tracker	75 75 75 75	995 895 995 995	Limited offers via IMP Every case has to be agreed with an underwriter before submission. Will not lend to Self employed expat applicants. Employed applicants need to work for large companies. Available for main UK residence only. Free property valuation and low cost legal fees for remortgages. No other UK mortgaged properties permitted.
Dresdner Kleinwort Benson	Cost of funds +1-1.5%	Purchase 60 Remortgage 50	Up to 0.75%	Minimum loan GBP500,00 Minimum income GBP150,000
Fortis Bank Group	Sterling mortgage LIBOR + 1% Foreign currency mortgage Cost of funds +1.25%	70 70	GBP500 GBP500	Minimum Loan £150,000 - 75% owner/family occupation. Loans to offshore companies and trusts.
Halifax PLC	4.39% 2 Year Fix Max GBP500K 2.79% 2 Year tracker Max GBP500K	Purchase 75 Purchase 60	GBP1499 GBP1499	Redemption Penalties: Year 1 - 3%, Year 2 - 2% Very restrictive terms. No capital raising allowed. Must be returning to the UK within 3 year period. 6 months bank statements required. Redemption Penalties: Year 1 - 5%, Year 2 - 4%
HSBC	Rates on request	60	Varies	Applications accepted from HSBC Premier Customers only. Minimum savings investments £60,000.
Ipswich Building Society	3.69% base tracker Family occupation 5.50% 2 year fix Buy to let	75	GBP499 GBP1650	Base + 3.19% to 01/05/2012 IMP exclusive expatriate residential scheme No early repayment penalties at on 50% of the advance. Booking fee GBP150.00. Free basic valuation. Legal fees paid on remortgages. Buy to let and family occupation are available for expats Over payments allowed up to 50% of the original loan
Irish Permanent (Isle of Man)	2.75 - 3.00% over base	70	1%	Minimum property value is GBP100,000. Loans to offshore companies and trusts.
Royal Bank of Scotland International	Base +3.08 to 3.58% variable. 2 year tracker Base + 3.24 to 3.74% variable. 2 year tracker	Up to 60 60.01 to 70	1% 1%	Minimum GBP100,000 New build flats maximum 55% loan.

This table is supplied by IMP, for information purposes only, and is not to be viewed as a recommendation.

Notes: Some Lenders have onerous redemption penalties for fixed and discounted terms.

A usual penalty is six months interest in the first five years. Loans are, however, portable, but proportionate penalties would apply unless similar amount loans were taken. There are also proportionate penalties on partial repayments. FORTIS, KLEINWORT BENSON and ROYAL BANK OF SCOTLAND all offer loans via offshore trusts and offshore companies. Arrangement fees can be as much as 1 per cent of the loan. Some lenders make life assurance cover obligatory. Others insist on their "in-house" buildings and contents insurance as a loan condition. **Arrangement Fees** - All fees quoted are payable to the lender and are usually added to the loan, although some require payment with the application. IMP will charge an arrangement fee of 0.25 per cent subject to a minimum of GBP250 and a maximum of £500 but this can be waived where associated financial products, such as mortgage protection, are effected through the company's agencies. Most lenders have now settled on a base variable rate of circa 4/4.5%. Bank rate @ 04/03/10 - 0.50% 3 month LIBOR 0.6471%, 25/03/10. IMP are authorised and regulated by the Financial Services Authority (302775) for mortgage advice and hold Consumer Credit Licence No: 592583.

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