

International Mortgage Service



Step-By-Step Guide



Lloyds TSB | International

The Lloyds TSB International Mortgage Service is perfect if you are looking to buy or refinance residential property abroad for investment or buy to let purposes.

Background

Our websites www.lloydstsb-offshore.com/international/mortgages or for customers in Asia www.lloydstsb.com.hk/product/mortgage.asp are full of useful information including:

- List of countries we lend in
- Currencies available
- Online mortgage calculator.

Step 1

Am I eligible?

- Once you are ready to begin, please complete the Online Enquiry Form by clicking on the 'Start your application' or 'Enquiry' links and submit.
- One of our International Relationship Managers will be in touch within 2 days to confirm your eligibility.
- We will send you an application form, current criteria and interest rates for your chosen location.

Step 2

Application form

- Simply complete the application form and return to us. Please contact your Relationship Manager if you require any help with this process.

Step 3

Decision in principle

- Subject to approval, we will issue you with a Decision in Principle (DIP), which is valid for 3 months.
- Sets out the terms on which we will grant you the loan.
- Requests the supporting information required by us, eg. confirmation of name and address, proof of income and bank statements, which are to be sent to your Relationship Manager.

Step 4

Property valuation

- Please contact the appropriate office as specified on your DIP letter to pay the property valuation fee.
- On receipt of the fee, we will arrange for a valuation to be carried out on the property.
- At this stage you will need to arrange suitable buildings insurance depending on the property location. Please contact your Relationship Manager for further details.

Step 5

Mortgage offer

- We will issue you with a mortgage offer once we have received satisfactory property valuation together with all supporting documentation requested.
- The acceptance and arrangement fees must be paid within the first 30 days. The offer is valid for 4 months.

Step 6

Terms and conditions

- Once you receive the mortgage offer, please sign and return the duplicate copy, along with all other related documentation within 30 days.

Step 7

Fees

- Please contact us to pay your arrangement, communication and commitment fees (where applicable) by phoning **+852 2847 3111**.
- Fees are required upfront and cannot be added to the mortgage loan.
- Depending on the jurisdiction in which the property is located, please ensure you allow for lawyer and notorisation fees.

Step 8

Legal

- Upon receipt of your fees, we will instruct the solicitor to arrange the legal work required.
- Other than for Great Britain property finance, the solicitor will contact you to arrange signing of the mortgage document.
- Once all legal formalities are complete, the solicitor will request funds from us and complete the mortgage transaction.

Please note that following your signed acceptance of the mortgage offer and payment of required fees, it will take approximately 3-4 weeks to complete the transaction (8-12 weeks in the case of French, Spanish and Portuguese property) depending on the speed of your solicitor and any property chain involved.

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Mortgages are provided by Lloyds TSB Bank plc offices in Hong Kong and Singapore.

Please note that the service is principally designed for customers planning to purchase properties outside their country of residence. We can provide mortgages for owner occupation in Hong Kong and Singapore, but not in other countries. Other restrictions related to property use may also apply and details are available upon request. Please also note that we would normally not provide financing for certain types of property such as serviced apartments, resorts, golf course properties, student accommodation or former local authority or public housing.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Lending is the Bank's discretion and you must be 18 or over to apply. Security will be required.

Not available to corporate and trust structures as well as to those cases where the borrower(s) of the loan and the owner(s) of the property are not the same person(s). Foreign borrowers are required to obtain a Non-Resident Buyers' Identification Number (NIE) before purchasing a Spanish property and are advised to seek their own legal advice with regard to the application for a NIE (applies to France, Portugal and Spain only).

Legislation or regulations in your home jurisdiction may prohibit you from entering into such a transaction with us. We reserve the right to make final determination on whether you are eligible for any products or services.

Residents or Nationals of certain jurisdictions may be subject to exchange controls and should seek independent advice before entering into any transactions with us.

Messages sent by email may not be secure and may be intercepted by third parties. Please do not use email to send us communications which contain confidential information or instructions as we require these communications to be in writing. If you disregard this warning, you agree that you do so at your own risk and that you will not hold the Manager responsible for any loss that you suffer as a result. Telephone calls may be recorded and monitored.

www.lloydstsb-offshore.com/international/mortgages

Or for customers in Asia:

www.lloydstsb.com.hk/product/mortgage.asp