

INTERNATIONAL
MORTGAGE SERVICE.

FOR WHEREVER
LIFE'S JOURNEY
TAKES YOU.



Lloyds TSB | International





HELPING YOU EXPAND YOUR PROPERTY PORTFOLIO.

Many people dream of owning a property abroad. But buying that property is a big decision and you'll need to feel confident in your bank when you take out a mortgage.

Lloyds TSB International is part of the Lloyds Banking Group, one of the UK's largest financial institutions, with resources worldwide.

So whether it's a holiday home in the sun or an investment opportunity, when you take out a mortgage with our multiple award winning International Mortgage Service you can be confident that we'll be there for you, all the way to your new front door.

We have over 20 years' experience helping people buy property abroad. And our highly trained English speaking team keep the process simple, with all the paperwork in English too. We've a comprehensive range of flexible mortgages to choose from, so there's bound to be one to suit you.

Wherever you are on life's journey, we're here to lend a helping hand and ensure that your international property purchase runs as smoothly as possible.

UNLOCK YOUR DREAM PROPERTY ABROAD.

Buying a property overseas is an exciting experience, but we're aware it can be a daunting prospect. Whether you've already got a property in mind or if you're still in the planning stages, we'll be happy to discuss how our range of mortgages can be tailored to suit you.

The International Mortgage Service is designed to take the worry and hassle out of the process. So while we're taking care of the details, you'll be able to concentrate on the things that really matter - like the colour scheme of your dream home in the sun.

We're able to finance or refinance residential property in Great Britain, France, Spain, Dubai, Hong Kong, Singapore and New Zealand. We also cover selected locations in Australia, Canada and the United States. You can choose from a range of flexible mortgages, which are available in 10 major currencies including Sterling, Euros and US Dollars, allowing you to choose a payment option that suits you best. Please bear in mind that the currency of your mortgage must either match the local currency of the property's location or the currency of your primary income.

STILL AT THE PLANNING STAGE?

If you haven't decided on a property just yet, it might be a good idea to work out how much money you can borrow in advance. That way, you won't waste time looking at properties that are over your budget.



HOW MUCH CAN YOU AFFORD?

Why not use our online mortgage calculator?

You can find it online at:

lloydstsb-offshore.com/international/mortgages

Or if you're in Asia you can visit:

lloydstsb.com.hk/product/mortgage_cal.asp

PROPERTY PURPOSE.

The International Mortgage Service is designed for you if you're planning to buy a property outside your usual country of residence, so we're unable to provide mortgages for owner occupation, except for properties in Hong Kong or Singapore.

Mortgages are provided by Lloyds TSB Bank plc in Hong Kong and Singapore. The International Mortgage Service is not available to residents or nationals of countries where not permitted by local laws or regulations.

WHAT TYPE OF PROPERTY CAN YOU BUY?

We are unable to lend to EEA residents mortgaging a second/holiday home within Great Britain under the International Mortgage Service. We offer mortgages for many types of residential property, but not serviced apartments, resorts, golf course properties, student accommodation or former local authority or public housing. There may be some other restrictions about property use - please ask for full details.

Properties must be freehold or leasehold.

Leasehold properties:

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- For properties located in Canada, the remaining economic life of the property must not be less than 40 years from the date of drawdown
 - For properties located elsewhere, the lease must have a minimum of 70 years remaining at loan application.
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The property must:

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- Be in a good, marketable condition
 - Be used solely for residential purposes (no business use)
 - Be of traditional construction
 - Be made of traditional materials
 - Be recommended by our approved valuers
 - For properties located in the USA only, a minimum property value of US\$400,000 applies.
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OTHER INFORMATION.

Letting/renting the property:

No additional charges or increase in interest rates apply, however, tenancies or lets beyond certain terms will require our formal, written authorisation and lower loan to value limits may apply.

Loan term:

Up to a maximum 30 year term (15 years for Dubai) subject to age requirements.

Repayment:

Quarterly in arrears.



FEES AND CHARGES.

Arrangement fee:

- Payable upon acceptance of our formal offer letter and is non-refundable.
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Australia, New Zealand, Hong Kong, Singapore:

- 0.5% of loan amount.
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Great Britain, USA, Canada, France, Spain, Dubai:

- 1% of loan amount.
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Commitment fee (USA property only):

- 0.3% of the loan amount, payable upon acceptance of our formal offer letter and is non-refundable.
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Corporate/trust borrower handling fee:

- 0.25% of the loan amount for customers who borrow via a company or trust structure. Payable upon acceptance of our formal offer letter and is non-refundable. Offshore company registration fees may also be payable.
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Communication fees:

- £100 or currency equivalent.
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Valuation fee:

- Payable by the customer. Please refer to **lloydstsb.com.hk** for the applicable valuation fee for the property location.
-

Legal fees:

- Both the borrower's and the bank's legal fees are payable by the customer.
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Transfer fee (Spanish property only):

- €500 for each transfer where an OMF (Orden de Movimientos de Fondos) bank transfer is required by the existing lender.
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Transfer/registration fees (Dubai property only):

- For the client's account. Fees will vary and will be confirmed directly with the developer.
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Stamp duties, taxes, communication charges, building and other forms of insurance:

- All payable by the customer.
-

Loan currency and switching fees:

- Loans are granted in the local currency of the property location and, subject to criteria and availability, in the currency of the borrower's primary income. The available currencies are GBP, USD, Euro, Yen, CHF, AUD, NZD, CAD, HKD or SGD. Where a dual currency loan is granted, two free currency switches are offered per calendar year and a fee of US\$300 per switch applies thereafter.
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Pre-drawdown amendments:

- A handling fee of US\$150 will be charged should borrowers wish to make any amendments to their requested facility after a letter of offer has been issued.
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Early repayment charge:

- 3% of the amount being repaid within the first 12 months of drawdown (Year 1).
 - 2% of the amount being repaid within the following 12 months (Year 2).
 - 1% of the amount being repaid within the following 12 months (Year 3).
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We recommend caution where the loan is in a different currency to your income or to the currency where the property is situated. Movements in currency exchange rates can occur quickly, resulting in significant losses or in a significant increase in the cost of the loan repayments in real terms.

APPLYING FOR AN INTERNATIONAL MORTGAGE.

WHAT YOU NEED TO KNOW.

How much can you borrow?

As a responsible lender and to ensure our customers take on manageable commitments, our lending limits are normally five times your individual or joint gross (basic) income. In most cases, the amount you can borrow can't exceed 70% of the purchase or valuation price of the property. The minimum loan size for all new applications is £100,000 or currency equivalent. The minimum loan size for all Further Advance applications is £35,000 or currency equivalent.

The maximum loan term is 30 years or until you reach 70 years of age, or your official/intended retirement age, whichever is the earliest. The maximum loan term is 15 years if you are buying property in Dubai.

All lending affordability assessments will be undertaken using a funding rate of 5% plus the interest rate margin. Please refer to the International Mortgage Service Interest Rate Margins flyer for full details.

Acceptable sources of income include: gross basic salary, mortgage subsidy, guaranteed shift allowance, guaranteed allowance, guaranteed overtime, guaranteed bonuses, pension, 70% of annual gross rental income and interest from deposits or securities.

The main applicant must have been in the same permanent, salaried/waged, full time employment for at least 12 months. Applicants who hold a shareholding of 50% or more in a public/private or family business will be treated as self employed.

A fully completed income and expenditure analysis must be completed for each application and forms part of the application form.



The following commitments are all taken into account: all mortgage payments, mortgage related assurance, mortgage repayment insurance, rent, hire purchase, loan(s), credit card/store card/mail order balances, alimony and any other regular credit repayments.

Do you qualify?

We're not able to offer mortgages in every country or on every type of property, so if you have any queries, please contact our International Mortgage team, who'll be happy to guide you.

Finally, if you've found a property to buy, would like to re-mortgage your existing property or simply want to know how much you'll be able to borrow, please complete and return the application form. We'll then provide you with a decision in principle. We always aim to respond to your application quickly - usually within 48 hours - enabling you to get on with your property search straight away.

If you follow our 'Step-By-Step' guide on the next page you'll find that we've tried to make everything as easy as possible for you. If you do need any help, please get in touch with your local International Mortgage office. You'll find their contact details at the back of this brochure.

A STEP-BY-STEP GUIDE TO HELP YOU ON YOUR WAY.

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 two days to confirm your eligibility
 - We will send you an application form, current criteria and interest rates for your chosen location.
-

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 arrangements fees must be paid within the first 30 days. The offer is valid for four months providing the fees are paid within the first 30 days.
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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.
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STEP 6

TERMS AND CONDITIONS.

- Once you receive the mortgage offer, please sign and return the duplicate copy, duly witnessed, along with all other related documentation within 30 days.
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STEP 3

DECISION IN PRINCIPLE.

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

STEP 7

FEES.

- Please contact us to pay your arrangement, communication, and commitment fees (where applicable) by calling +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 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. Please contact your Relationship Manager for further details.
-

STEP 8

LEGAL.

- Upon receipt of your fees, we will instruct the solicitor to arrange the legal work required
 - 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.
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Please note that following your signed acceptance of the mortgage offer and payment of required fees, it typically takes four to six weeks to complete your mortgage in Great Britain, Australia, New Zealand, Dubai, Hong Kong and Singapore and typically eight to twelve weeks if you're buying property within the USA, Canada, France and Spain. These timescales are indicative only and will vary depending on the length of any property chain involved and speed of your solicitor.

WHERE YOU'LL FIND US WORLDWIDE.

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For further information or to apply
for an international mortgage visit:

[lloydtsb-offshore.com/
international/mortgages](https://lloydtsb-offshore.com/international/mortgages)

Or for customers in Asia:
[lloydtsb.com.hk/product/
mortgage.asp](https://lloydtsb.com.hk/product/mortgage.asp)



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lloydstsb.com.hk/product/mortgage.asp

Issued by Lloyds TSB Bank plc. Registered office: Lloyds TSB Bank plc, 25 Gresham Street, London, EC2V 7HN.

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.

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

Please note that depending on the resident status and the tax regime of the borrower's country of residence, withholding tax may affect the interest cost to the borrower and Lloyds TSB's capacity to lend. You should obtain independent tax advice which specifically addresses your current personal tax position as well as any possible future changes to your residency or domicile for tax purposes. Lloyds TSB disclaims any responsibility for any tax liability which may be incurred as a result of taking up any of our products or services.