

Frequently Asked Questions

EX-PAT

Q. What types of products do you offer for Ex-pat borrowers?

A. We offer two product types for Ex-pat applicants, both of which are listed in the product guide on our website:

- **Standard Ex-pat products** – These are for single-unit or standard property types.
- **Specialist Ex-pat products** – Designed for higher yielding properties, such as large HMOs/ Multi-units (up to 15 occupants/units).
- **Product Transfer/ Product Transfer plus** - Available for eligible existing borrowers looking to switch to a new rate, with the option to access additional borrowing.

If your Ex-pat client is looking to finance a Holiday Let, they'll need to choose a product from our Holiday Let range

Q. What countries are acceptable for the applicant to reside in?

A. We can accept Ex-pats living in any country that's part of the European Economic Area (EEA) or a full member of the Financial Action Task Force (FATF).

If your client lives in a country outside of these groups or you're unsure if their location qualifies, please get in touch with us before submitting the case.

Q. Does the applicant need to have a UK credit footprint?

A. Yes, the applicant must have an active UK credit footprint. We also require a UK bank account and a UK correspondence address where their credit is registered.

Q. What borrowing structures do you accept for Ex-pat applicants?

A. We accept individual borrowers as well as companies, including SPVs, trading limited companies, and LLPs.

Q. Will Keystone accept Ex-pat first-time landlord applications?

A. We don't currently accept Ex-pat applicants who are first-time landlords. To qualify, applicants must already have at least one UK buy to let property that's been let for 12 months, with rental income declared to HMRC.

Q. What employment status do you accept for Ex-pat applications?

A. We consider Ex-pat applicants who are employed, self-employed or retired with a minimum income of £25,000:

- **Employed** – Must be working for a multi-national company or an acceptable sovereign entity (like a government institution)
- **Self-employed** – Must have at least two current UK buy to let properties and provide accounts prepared by a fully regulated and qualified accountant.
- **Retired** – Must receive a pension income of at least £25,000 per year from a recognised pension fund.

Q. What documents will the applicant need to provide?

A. Applicants will need to provide:

- A letter from their employer confirming their residential address abroad and period of residency (if employed).
- Full tax returns and tax calculations or SA302s for the last two years where available.
- Payslips from the last three months (if employed)
- Proof of ID (collected securely via our electronic ID verification system)
- Additional documentation may be requested by the underwriter on a case by case basis.

Q. What happens if one applicant is an Ex-pat and the other is based in the UK?

A. If the application includes both an Ex-pat and a UK resident, the case may be eligible for a product from either our Standard or Specialist ranges rather than the Ex-pat range. We recommend contacting our Sales team to confirm which products are available.