

New Mortgage Finder 2007

MORTGAGES FOR UK RESIDENTS BUYING A PROPERTY IN THE CARIBBEAN (not every island is covered)

FACT SHEET

- Excellent interest rate on larger loans, above USD 750,000: 3 MONTH LIBOR + 3%
- Competitive rate on loans below USD 750,000: Prime + 1.5%
- Minimum loan 250,000 in each of the currencies of USD; GBP; EURO; CAD.
- Maximum LTV 70% of purchase price or valuation (whichever is the lower)
- Maximum Term: 15 years (if Land Only 5 years)
- Interest rates can be fixed, with appropriate pricing on application. Early repayment penalties will apply.
- A property must be identified prior to application
- Re-mortgages considered but as a 'rule of thumb' Loan to Value will be limited to 50%
- An "Interest Only" option of up to 2 years is available on loans over \$ 750,000
- Mortgage assessed on the basis of serviceability and amount of disposable income after normal running expenditure. Looking at the underlying income to debt ratio
- Applications considered from private individuals only (maximum 2 per application). However understanding that in certain locations a corporate structure may be appropriate (Private Wealth Vehicle/Single Purpose Vehicle where the property is the sole asset of the company) We will view on a case-by-case basis. You will need to have a personal guarantee from the 'beneficial owner' (underlying applicant). The company needs to be Caribbean domiciled.
 - It is a requirement that appropriate life insurance be taken out, by the parties to the mortgage, to cover the liability + 10% and an additional 5yrs.
- Capital and interest payments payable monthly (Prime based lending or Quarterly if LIBOR linked)
- Arrangement fee 1% deducted from loan (minimum of \$1,000) or paid separately by applicant
- Valuation Fees payable with application – and must be discussed on a case by case basis prior to submission
- 1% charge for full early redemption, based on the amount outstanding at the time (no charge for partial redemptions)
- A current account Bank must be opened prior to completion of mortgage. We are able to assist with this, please ask your mortgage adviser for further details.
- Property Insurance, on a reinstatement basis, must be obtained and can be arranged locally via the lender.
- Generally unacceptable properties include commercial properties and properties classified as "rustic" for planning purposes in rural/agricultural areas. Generally in the Caribbean the lenders need to be mindful of the appropriate market forces in the 'smaller' islands.

Self-build projects may be considered but must be discussed initially prior to submission of application. Where the new property being built is being constructed by the developer and dependent on such development the bank can consider up to 70% LTV. Land only purchase will be subject to different criteria – such as maximum LTV of 50% and conditional upon construction of the property being completed within a specified time period.

Call us on +44 (0)870 350 8595 to receive your personal quotation and application pack.