

Santander International Mortgage solutions

Santander International is the trading name of the Jersey and Isle of Man branches of Santander Financial Services plc, a wholly owned subsidiary of Santander UK Group Holdings plc which is part of the Banco Santander group.

Non Resident UK Mortgages for investment properties



Santander International offers mortgage solutions for customers looking to finance residential investment properties in the UK.

Whether you are looking to buy a new investment property, release equity from a property you already own, or refinance from a different lender, we can help you.

Our experienced relationship management team will provide you with the expertise required to tailor a solution for your individual needs.

Who is eligible?

- ✓ New or existing customers of Santander International
- ✓ Residents of either Jersey, the Isle of Man or a jurisdiction approved by Santander International. Please contact us to discuss which jurisdictions are acceptable
- ✓ Individuals or corporate entities, with a personal guarantee required from the beneficial owner in the case of corporate borrowers
- ✓ Property to be held for investment purposes – occupation or intention to occupy by borrower or family is strictly prohibited where the property owned in personal name(s)

Product features

This table summarises the main features of our Non Resident UK Mortgage product, as well as the security requirements for the loan, and the criteria we will apply in assessing your credit worthiness.

Non Resident UK Mortgage				
Property location	England and Wales			
Property usage	Property to be held for investment purposes – occupation or intention to occupy by borrower or family is strictly prohibited where the property owned in personal name(s) If the property owned by a corporate entity, the beneficial owner(s) and their family members are able to occupy the property either occasionally or permanently during the life of the loan			
Loan purpose	<ol style="list-style-type: none"> 1. Purchase of a new completed property 2. Remortgage or equity release from an existing property 3. Refinance from a different lender 			
Loan amount	Minimum: £500,000			
Loan term	Minimum: 5 years Maximum: up to 25 years			
Maximum Loan to Value (LTV)	LTV will be dependent on type, location and quality of the property. The following LTVs are for guidance only and are subject to a 10% reduction for new build properties			
	Property value < £5.00 million 75%	Property value £5.00 million – £7.49 million 70%	Property value £7.5 million – £10.99 million 65%	Property value > £11.00 million 50%
Repayment basis	Interest only			
Indicative pricing	% over Bank of England Base Rate Pricing is subject to individual approval and depends on loan size and LTV. Details of our current rates are available in our Non Resident UK Mortgage Rates leaflet			
Arrangement fee	1% of total loan amount			
Repayment fees	Overpayments or full early repayments are permitted and are not subject to early repayment charges			
Other costs	Refer to our Non Resident UK Mortgage Charges document			
Security requirements	Primary: First and only legal charge over the property Secondary: <ol style="list-style-type: none"> 1. Assignment over rental income to be mandated directly to a Rental Account held with us 2. Minimum of 12 months loan interest to be deposited in an Interest Guarantee Deposit Account held with us 3. Personal guarantee from the beneficial owner in the case of a corporate borrower 			
Economic Crime (Transparency and Enforcement) Act 2022 (ECTEA)	Where the property is owned by a corporate entity, the Borrower(s), as a condition precedent to the completion of the relevant facility, will be required to demonstrate full compliance with the obligations established under the ECTEA, including evidence of all necessary registrations on the Overseas Entities Register			
Affordability assessment	Affordability is based initially on validated personal income and not solely rental income coverage. Net worth will also be considered and must be greater than the aggregate of the total loans extended plus 24 months debt servicing costs. Net worth can be based on a self-declaration but subject to verification			
Debt servicing assessment	The credit underwriting in relation to debt servicing by the borrower will consider not just the rental income (if any) from the secured property but also the wider income/wealth of the borrower or in the case of corporate ownership, the beneficial owner(s). An appropriate income to debt servicing multiple in keeping with our risk appetite will be required to be maintained during the life of the loan			

All lending is subject to status and or lending criteria

YOUR PROPERTY MAY BE AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE



Santander International is able to provide this document in large print, Braille and audio CD. If you would like to receive this document in one of these formats, please contact us.

Santander International is the trading name of Santander Financial Services plc, Jersey Branch and Santander Financial Services plc, Isle of Man Branch. Santander Financial Services plc is incorporated in England and Wales with number 2338548 and its registered office is 2 Triton Square, Regent's Place, London NW1 3AN, United Kingdom. Santander Financial Services plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Santander Financial Services plc's Financial Services Register number is 146003. You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/register. Santander Financial Services plc, Jersey Branch has its principal place of business at 13-15 Charing Cross, St Helier, Jersey JE2 3RP, Channel Islands and is regulated by the Jersey Financial Services Commission. Santander Financial Services plc, Isle of Man Branch has its principal place of business at 19-21 Prospect Hill, Douglas, Isle of Man IM1 1ET and is regulated by the Isle of Man Financial Services Authority. www.santanderinternational.co.uk All accounts opened with Santander Financial Services plc, Jersey Branch have situs in Jersey and therefore are not covered by the Financial Services Compensation Scheme established under the UK Financial Services and Markets Act 2000 or by the Isle of Man Depositors' Compensation Scheme. Santander Financial Services plc, Jersey Branch is a participant in the Jersey Bank Depositors Compensation Scheme. The Scheme offers protection for eligible deposits of up to £50,000. The maximum total amount of compensation is capped at £100,000,000 in any 5 year period. Full details of the Scheme and banking groups covered are available on the Government of Jersey website www.gov.je/dcs, or on request. All accounts opened with Santander Financial Services plc, Isle of Man Branch have situs in the Isle of Man and therefore eligible deposits are covered by the Isle of Man Depositors' Compensation Scheme as set out in the Isle of Man Depositors' Compensation Scheme Regulations 2010 and not covered by the UK Financial Services Compensation Scheme or by the Jersey Bank Depositors Compensation Scheme. Full details of the Scheme and banking groups covered are available at the Isle of Man regulator's website, www.iomfsa.im/consumers, or on request. Santander and the flame logo are registered trademarks. The latest audited accounts are available upon request. Calls to Santander International are recorded and may be monitored for security and training purposes.