

HSBC UK

Useful Guide



Foreign Nationals

September 2024

Foreign nationals living in the UK with indefinite leave to remain, indefinite leave to enter, right of abode, Republic of Ireland National, holder of a Republic of Ireland passport or were granted a settled or pre-settled status under the EU Settlement Scheme, will be subject to our standard residential lending criteria.

For sole applicants, or joint applicants with both parties on a visa, the foreign national criteria applies.

Foreign national criteria

- Maximum LTV of 85% for Residential and 75% for BTL mortgage borrowing and additional lending (including fees) , subject to other policy limits
- Must be able to evidence they have lived in the UK for a minimum of 12 months at point of application (this requirement can be waived if one applicant earns a minimum of £75k p.a. basic income or £100k p.a. joint income, excluding variable income)
- This can be evidenced by current valid passport with visa stamp or work visa showing date of entry into the UK, biometric residency permit, or sharecode / E-visa start date
- Deposit is funded from the customer's own resources
- The applicant must hold a UK bank account to service the mortgage
- The customer(s) must provide a CRA report from their previous country of residence and the latest three months bank statements and payslips, if they have lived in the UK for less than 12 months.

Documentation required

Proof of income – Employed

The latest one month's payslip must be provided.

For foreign currency and overseas income 3 months' payslips must be provided.

Proof of income – Self-employed

- 2 years' tax documents – country specific OR
- 2 years' financial accounts – signed by an accountant

Additional supporting evidence / documentation is required depending on the type of self-employment. Full details of the requirements are available on our [broker website](#).

ID and address

The customer must evidence that they have lived in the UK for a minimum of 12 months at point of application (unless the waiver is being applied as above and 12 months history not met). Acceptable visa is required, please see the [website](#) for details. Please note this is a mandatory requirement, we are not able to proceed with an application if this is not provided.

Credit Reference Agency Report

Customer(s) must provide a Credit Reference Agency report from their previous country of residence, if less than 12 months in the UK. You can find a list of the agencies [here](#). Please note this is a mandatory requirement, we are not able to proceed with an application if this is not provided.

Proof of deposit

Evidence of the 15% or 25% deposit (as applicable) from own funds will be required.

Further information

[Chat with us](#), call our Broker Support Team on **0345 600 5847** (Monday to Friday, 9am to 5pm) or contact your [local BDM](#).

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