



The Spectrum IFA Group

Independent Financial Advisers

French Mortgages

10 KEY FACTS

- As a non French resident you can apply to borrow up to 85% of the purchase price.
- It is necessary to have enough cash to fund the deposit (minimum of 15%) plus the notary fees (approximately 8%). i.e. 23% of the purchase price in cash.
- Depending upon your age you can borrow for up to 30 years.
- Fixed, variable, capped, repayment and interest only loans are all available in France.
- There are no specific 'Buy-to-let' products but some future rent can be taken into account when applying for the loan.
- **"Income is King!"** in order to qualify your income must satisfy the Banque de France debt ratio calculation.
- Net or Gross income may be used, depending upon the bank applied to.
- There is a comprehensive list of paperwork required for each application.
- Rates vary dramatically from one to bank to the next, typically the best rates are for 80% repayment loans; the more unusual and flexible the finance solution the more expensive it tends to be.
- Introductory rates rarely tell the true story of what you will pay long term. Many banks use the Euribor 3 or 12 month index plus a hidden margin.

To borrow or not to borrow...?

"I have enough cash to buy the property outright, why should I get a mortgage?"

Things to consider...

- ◆ Differences in interest rates in France and at home
- ◆ Currency risk
- ◆ Future re-mortgage or equity release
- ◆ Costs of borrowing
- ◆ French income, wealth and inheritance tax
- ◆ Possible changes to personal situation directly related to income
- ◆ Best use of existing capital
- ◆ Rental income
- ◆ Geared return
- ◆ Geared risk



The Spectrum IFA Group is delighted to help you secure financing in France. Even if you haven't found the perfect place yet you should contact us now to start the process.

What can you expect from us?

- Personal consultation to establish affordability and qualification for loan.
- Recommendation of the most suitable solution for your situation.
- Assistance with preparing and presenting your mortgage dossier to the lender.
- Committed administration of your dossier with the lender.

How much will this cost you?

Our service is completely free to you as we are remunerated directly by the companies that we deal with on your behalf

Who is The Spectrum IFA Group?

The Spectrum IFA Group is a European-wide regulated financial advisory brokerage specialising in assisting English speaking expatriates and non-residents with all aspects of financial planning. Our services include:

- French banking and mortgages
- Tax efficient property purchase assistance
- French & International savings & investments
- Retirement planning solutions... and many more.

For more information please contact your adviser or go to www.spectrum-ifa.com



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Call today for a confidential free Consultation