



COASTAL MORTGAGE GROUP

# Australian Expat Home Loans



## WHAT IS AN AUSTRALIAN EXPAT HOME LOANS?

An Aussie expat, or an Australian living in another country temporarily can apply for mortgage in Australia.

In most cases, they can borrow as much as a citizen residing in Australia.



### How much can I borrow?

- Borrow up to 90% of the property value if you're an Australian citizen living overseas or in New Zealand.
- Borrow up to 80% of the property value if you're a self-employed borrower living overseas (case by case basis).
- The country you reside in, the currency you're earning and your visa status may affect the amount you can borrow.



### Will I get approved?

- Australian tax rates are used by some lenders when assessing your income which can limit your borrowing power if you live in a country with low tax rates.
- Each lender has its own list of acceptable countries and currencies.
- Not all of your income is considered by some lenders to allow for possible exchange rate movements.
- Other income types such as bonuses, overtime or overseas rent are ignored by some lenders.
- If you are married to a foreign citizen then some lenders will not accept their income or may decline your loan.
- Expat lending policies are complicated, it's best you contact us to discuss your situation in detail.



### What interest rates are available?

Competitive rates are available. Please contact us to learn more.



### Lenders available:

Specialist lenders and some major lenders.



### Want to know if you qualify?

Book a call with us and we will help you with an Australian Expat Home Loan.