

## French lending criteria

### Do I qualify for a French mortgage?

To qualify for a mortgage in France, a calculation is used to establish whether you can afford to maintain the mortgage repayments. This will automatically happen when you complete the application form, and Conti won't charge you for this service.

### How much can I borrow?

- Calculation based on the valuation or purchase price, whichever is the lower
- Up to 100% of LTV available for house purchase or 85% for remortgage or home improvements
- Based on joint gross pay, where joint income is applicable
- Existing liabilities, e.g. mortgage or rental payments, loans, credit card payments and maintenance are taken into account, together with the proposed French mortgage payments. All this must not exceed 33% of your monthly gross income. Part of the rental income (up to a maximum of 80%) may possibly be taken into account, if there is an existing rental contract in place.

### What evidence of income do I need?

If you are employed:

- Your last three month's payslips
- Your latest P60 or Employers Reference
- Your last three month's personal bank statements

If you are self-employed:

- Your last two year's signed accounts
- Your last two year's personal tax returns
- Accountant's declaration
- Your last three month's personal bank statements.

Example mortgage payments
If, for example, your gross joint monthly income is £2,500, 33% of this equates to £825. If your only liability is your mortgage payment, of say £300, this would leave a balance of £525 for your French mortgage repayment

### What types of French mortgages are available?

For our latest rates and to see the different types of French mortgages on offer, please visit our website or speak to one of our advisers.

- Euro loans are available on a Repayment basis up to 100% and Interest only up to 85%. Loans in other major currencies are available up to a maximum of 70%. Loans for Leaseback type properties are available up to 100% of the NET Purchase Price
- The maximum term of any mortgage is 30 years, this varies on the type of loan
- Repayment, Fixed Interest, Interest Only and Capped Rate mortgages are available
- The minimum loan you can take out is €50,000