





*'Turn a liability into an asset'*

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

**Changes in exchange rate may increase the sterling equivalent of your debt.**

is required if you are to realise a potential gain from exchange rate movements. It is essential that you are aware of the impact that currency fluctuation will have upon your debt. The loan, although held in a foreign currency, is secured on an asset with a sterling value. The lender will monitor the loan to ensure that the sterling equivalent of the debt does not rise to an unacceptable level, a factor that should also be very much at the forefront of your mind.

Professional currency managers are available if clients are attracted to the product benefits but unsure of their ability to manage the loan. Their annual charges can be added to the loan if preferred. One management company successfully managed a £1,000,000 sterling interest only loan advanced in November 1988 into a credit balance of £206,884 by December 2006.

If you do not engage the services of a currency manager from the start and your circumstances subsequently change it is possible to switch your mortgage back to sterling or appoint a currency specialist to oversee the risk. We provide impartial information on the full range of products available from UK lenders.

Foreign currency mortgages offer you a unique opportunity to take advantage of exchange rate movements and potentially reduce your capital debt. For example, making a comparison over the same two-year period, a US Dollar loan equivalent to £500,000 would have reduced to approximately £425,000. A Euro debt would have increased to approximately £525,000 during the same period. However, significant monthly savings were made during the same period due to relatively low LIBOR equivalent interest rates.

*Just as the value of sterling can go up against the currency of your choice, it can also go down'*

### Summary

There is scope to enjoy considerable success on the foreign exchange. You could benefit from lower monthly repayments as a result of favourable interest rates and reduce your sterling equivalent debt. Foreign exchange information and LIBOR interest rates are available from a number of sources including broadsheet publications and the Internet to assist you with your decision. However, only consider taking out a foreign currency mortgage if you are able and prepared to tolerate increases in your monthly repayment and capital debt.

### Lenders criteria

Clients who have previously made mortgage arrangements in the UK may be pleased to learn that a senior underwriter will assess every application and consider the full circumstances of each case. The administration of currency mortgages is very similar to traditional sterling loans. The lender will need to verify earnings and any offer of loan will be subject to a satisfactory property valuation.

In some circumstances, lenders may adopt a flexible approach towards risk. They are fully aware of the intricate nature of a high net worth client's income and will consider an individual's asset base. Loans, which exceed 70% of the property value, may be considered if additional collateral security is available. Self-Certification of income is not acceptable.

Because currency loans carry an inherent risk, lenders operate within criteria which tolerates adverse economic conditions:

- Available for home purchase, remortgages and investment property
- Up to 3.25 times individual income or 2.5 times joint
- Maximum loan up to 70% of the property value.
- Minimum loan amounts apply
- Customers should not be over-extended in terms of personal assets/liabilities

### Process

If you would like more information please contact us on **01225 707328**. Alternatively, please complete and return the attached Enquiry Form.

We will contact you so that arrangements can be made to discuss your requirements in more detail. Provided we have your consent, we will approach lenders on your behalf to negotiate the most favourable interest rate margin and obtain a Decision in Principle.



## Statement of assets and liabilities

Assets	1st Applicant	2nd Applicant	Liabilities	1st Applicant	2nd Applicant
Cash £			First mortgage on residential home £		
Stocks & shares (quoted) £			Second mortgage £		
Stocks & shares (unquoted) £			Other mortgages including Buy to Let £		
Residential home £			Bank loans £		
Other UK property including Buy to Let £			Guarantees £		
Overseas property £			Hire purchase commitments £		
Value of capital in business £			Overdrafts £		
Chattels £			Credit cards £		
Life insurance £			Tax £		
Nature of pension benefits			Other liabilities £		

* Please provide details here	<h3>Additional Information</h3>

## International Mortgages 4 You - Client Agreement Form

I/We authorise Morland Services trading as International Mortgages 4 You to act on my/our behalf in connection with my/our new currency mortgage. I/We confirm that the details given in this form (including details in the credit history section) are correct to the best of my/our knowledge. I/We understand that giving false information may place any lender associated application fees at risk. Morland Services trading as International Mortgages 4 You has my/our authority to disclose personal details to credit agencies, the Financial Services Authority and lenders for the purpose of obtaining an Agreement in Principle. If I/we request information or quotes for other mortgage related products I/we understand that my/our information will be passed to the relevant companies.

### Data Protection Act 1998 and your information

We will treat all your personal information as private and confidential (even when you are no longer a customer) except where we are permitted by law, or where disclosure is made at your request, or with your consent, in relation to arranging your mortgage.

Under the Data Protection Act 1998 the proposed lender may hold any information provided by you (the client/s). You are aware that the information collected may be used for credit scoring. The proposed lender may also use this information to search the files of Credit Reference Agencies, which will keep a record of each search. You are aware that the proposed lender will check details with CIFAS and National Hunter and that if you provide false or inaccurate information and the proposed lender suspects fraud, this will be recorded. This information will then be shared with other organisations to protect against fraud.

We and other Group companies will use and analyse the information you give us to identify products and services which may interest you and to help us understand and develop our or their business including new and innovative products and services. We and other Group companies may tell you, by letter, phone or fax, e-mail or other electronic means, about products and services which they or we believe would be of interest to you, and which are offered by the Group. If you do not want us to do this please write to us at the above address. We will not disclose any of your information outside our Group.

We maintain our business records for six years. During this period we will allow you, or any agent to whom you have provided written authority, to inspect the records relating to your transaction with us. However, we reserve the right to provide copies and make any appropriate charge if exercising your right of inspection would allow you access to information relating to other clients.

International Mortgages 4 You uses the Royal Mail and E-mail as mediums to transfer documentation to third parties. We cannot take responsibility for any items lost by the Royal Mail, or, if information about you is gained electronically by any unauthorised third parties.

### Our fee

In consideration of International Mortgages 4 You arranging a new mortgage on my/our behalf and obtaining an Offer of Advance/Loan from the lender (whether it is for the proposed amount or less subject to the lenders criteria or a reduced valuation of the property) I/we irrevocably agree to pay Morland Services:

- The sum of £                      payable on receipt of the lenders formal Offer of Loan/Advance.

I/We have read the foregoing and accept this agreement as a legally binding contract enforceable at law.

<b>1st Applicant</b>	Signature	Date
<b>2nd Applicant</b>	Signature	Date



**International Mortgages 4 You**

Morland House, 1 Challeymead Business Park  
Bradford Road, Melksham, Wiltshire SN12 8BU

Telephone: 01225 707328

Fax: 01225 706795

E-mail: [enquiries@im4y.co.uk](mailto:enquiries@im4y.co.uk)

Web: [www.im4y.co.uk](http://www.im4y.co.uk)

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