

Overseas Investment Loan

Investment Mortgages into Australia

Australian Finance Centre has assisted numerous overseas clients invest into property in Australia. With our ability to source mortgage finance from various funders, Australian Finance Centre has the loan advice, expertise, products and support for our overseas clients.

The mortgage process is extremely similar to applying for a mortgage within Australia. The only difference is that you may be required to supply additional documentation.

When applying for mortgage finance outside Australia, you can either be:

- A non-resident to Australia, or;
- An Australian citizen living outside Australia.

Non Resident to Australia

- You do not need to come to Australia to obtain a loan;
- Up to 80% of the property value;
- You will also need to have the 'costs' associated with investing saved;
- The 'Foreign Investment Board' provides additional information on exception to the rules;
- This loan caters for applicants that; 'do not have permanent residency status in Australia.

Australian Citizens living outside Australia

- Would be the same process of mortgage finance, however, you will need to arrange a 'power of attorney' to act on your behalf.

For both applicants investing in Australia outside of the country there are some restrictions and exemptions. Please contact Australian Finance Centre for more information. In addition, visit www.firb.gov.au for more information.

This product has a broad base appeal to a variety of customers who are wishing to enter into Australian shores.

Key features of the "Foreign Currency" home loan include:

- Currency Swap Facility

- Choice of 3 or 6 Monthly Repayments
- Up to 80% of New Property or
- Principle Reductions Permitted
- Principle and Interest Repayments
- Loan Terms up to 30 Years.

Australian Finance Centre works alongside numerous business partners which specialise in 'migration', 'property', 'planning' and 'accounting' to enforce that your investment into Australia is a smoothly and timely process.

For more information about the 'Foreign Currency' home loan, please contact Australian Finance Centre for a personalised consultation.

This information is only to be used as a guide only. Please seek independent financial and legal advice.