

NIBC (Extra) Expat Mortgage



The NIBC effect

With the **NIBC** and **NIBC Extra mortgages**, NIBC offers a solution for expats, highly-skilled workers and other employees who do not have Dutch nationality but work in the Netherlands and would like to buy a home here. NIBC helps this target group by enabling financing, with or without a national mortgage guarantee, once an applicant has been living and working in the Netherlands for 6 months or more.

Would like to discuss the application process, or have any other questions answered? If so, please contact the NIBC Mortgage Desk on: 070 342 5000.

Who is it for?

- ✓ Expats, highly-skilled workers and other employees, who do not have Dutch citizenship but lived and worked in The Netherlands for at least 6 months.
- ✓ Applicants from within and outside of the EU (EEA).
- ✓ Those wanting to finance their owner-occupied home as their primary residence.
- ✓ Entrepreneurs who have been operating in The Netherlands for at least 36 months.
- ✓ An investment mortgage is possible for people who have lived and worked in The Netherlands for at least 36 months.

The mortgage

- ✓ All conditions apply to the NIBC and NIBC Extra mortgages. A number of additional terms also apply, as described below.
- ✓ Applicants **within the EU (EEA)** must have:
- ✓ Lived and worked in The Netherlands for at least 6 months.
- ✓ Permanent employment, or temporary employment with a letter of intent for permanent employment.
- ✓ Their 30% ruling taken into account.
- ✓ A national mortgage guarantee (NHG), **if possible**.
- ✓ A maximum loan to value (LTV) of 100%, with national mortgage guarantee/non-national mortgage guarantee loans via the NIBC or NIBC Extra mortgages.

NIBC (Extra) Expat Mortgage

Applicants **from outside** of the EU (EEA) must have:

- ✓ Lived and worked in The Netherlands for at least 6 months.
- ✓ Permanent employment, or temporary employment with a letter of intent for permanent employment.
- ✓ A non-temporary residence permit.
- ✓ A national mortgage guarantee (NHG), if possible.
- ✓ Their 30% ruling taken into account.
- ✓ A maximum LTV of 100% for national mortgage guarantee loans with the NIBC or NIBC Extra mortgages.
- ✓ A maximum LTV of 100% for non-national mortgage guarantee loans with the NIBC Extra mortgage.
- ✓ A maximum LTV of 95% for non-national mortgage guarantee loans with the NIBC mortgage.

NIBC Extra Mortgage

The NIBC Extra mortgage has a number of additional terms for applicants **from outside** of the EU (EEA).

- ✓ A maximum LTV of 100% for the NIBC Extra mortgage, with or without a national mortgage guarantee.
- ✓ With the NIBC Extra mortgage, UN employees, or those working for a UN-affiliated company, can:
 - gross up the net income by 40%, if the income is not taxed in any country; or
 - have their temporary employment without intention considered permanent employment (following Mortgage Desk approval).

Additional documents and substantiation

- ✓ The general mortgage terms and conditions are available in English on the NIBC website.
- ✓ A sample offer is available in English on the NIBC website.
- ✓ Visit the IND (Immigration and Naturalization Service) website for more information about non-temporary residence permits.



See the **NIBC Mortgage Guide** for the detailed conditions.

Follow us on Twitter and LinkedIn, and join our WhatsApp group (06-29 79 41 53). That way you won't miss anything, and you'll stay current on our product range and conditions. You can also find more information on our advisor website.