



# Foreign National Program

7 Days from Submission to Close

## Who are they?

A Foreign National is a non-resident alien who is not authorized to live or work in the U.S. or holds a work Visa indicative of a more temporary residency. The borrower must live and work in another country and be a legal resident of that same country to be eligible.

## Bucket of Opportunity



**\$54.4 Billion**

Dollar annual purchase volume during April 2020–March 2021



**107,000**

Foreign National buyers annually



**8%**

of those buy homes for \$1,000,000 or more



**\$280,600**

foreign buyer median purchase price – 8% higher than U.S. existing homes sold

## Top 5 Foreign Buyers

APPROVED



**8% Canada**

\$4.2 B



**7% Mexico**

\$2.9 B



**6% China**

\$4.5 B



**4% India**

\$3.1 B



**4% UK**

\$3.3 B

## Hot Markets

**22%**  
Florida

**16%**  
California

**9%**  
Texas

**5%**  
Arizona

**4%**  
New York

**4%**  
New Jersey



## Foreign National Program

- ▲ Domestic credit score not required
- ▲ Up to 75% LTV with no MI
- ▲ Cash out to 70% LTV
- ▲ DSCR Program available
- ▲ Non-Warrantable Condos
- ▲ Business Purpose Investment Loans qualify on start rate

## How to Find Prospects?



1. International real estate attorneys in **[your town name here]**
2. International tax attorneys in **[your town name here]**
3. Immigration lawyers in **[your town name here]**

4. **[Your town name here]** CPA for foreign nationals

5. Real estate agents for **[nationality]** buyers

- ▲ Look for real estate listings in different languages
- ▲ Connect with groups such as **\*nahrep** 

[lendsure.com](http://lendsure.com)



This information is intended for the exclusive use of licensed real estate and mortgage lending professionals. Distribution to the general public is prohibited. This is not a commitment to lend. Rates and programs are subject to change without notice. Other restrictions and limitations may apply. Granting of loan is subject to the credit and policy requirements of LendSure Mortgage Corp., NMLS 1326437.

**LendSure**  
Mortgage Corp.