



Foreign National Program

Expertise to Fund Fast and with a Minimum of Hassle

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.

Bucket of Opportunity



\$53.3 Billion

Dollar annual purchase volume during April 2022–March 2023



84,600

Foreign National buyers annually



15%

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



\$396,400

foreign buyer median purchase price - 3.2% higher than U.S. existing homes sold

Top 5 Foreign Buyers

APPROVED



13% China

\$13.6 B



11% Mexico

\$4.2 B



10% Canada

\$6.6 B



7% India

\$3.4 B



3% Colombia

\$0.9 B

Hot Markets

23%
Florida

12%
California

12%
Texas

4%
North Carolina

4%
New York

Source: 2023 Profile of International Transactions in U.S. Residential Real Estate

Foreign National Program

- ▲ Domestic credit score not required
- ▲ Up to 75% LTV with no MI
- ▲ Cash out to 65% LTV
- ▲ DSCR Program available
- ▲ Non-Warrantable Condos

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** 



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