

Would you like to buy your own house or apartment?

Do you not have time for long, drawn-out negotiations with the bank and finding the necessary documents?



**THE BANK WOULDN'T MAKE YOU A LOAN?
WITH US YOU WILL NOT HAVE TO THROW
THE TOWEL INTO THE RING!**

Mortgage for Foreigners Too from WPB Capital allows you to purchase property anywhere in the Czech Republic even if you have your permanent residence outside the Czech Republic.

PURPOSE:

- purchase, construction or refurbishment of property in the Czech Republic
- purchase of land intended for residential accommodation
- refinancing of already owned residential property
- part of the loan can be drawn down for no fixed purpose

APPLICANT:

- natural person older than 18 years
- citizen of the Czech Republic or a foreigner

PARAMETERS:

- level of loan: from **CZK 2,000,000** to **CZK 100,000,000**
- interest rate: **from 7,95 % p.a.**
- up to **70 %** of the market price of the property at most
- drawdown: **one-off or gradually**, by transfer to the seller's account or the client's current account
- maturity: **3 – 25 years**
- possibility of an **individual repayment plan**
- entries in the **registers of debtors are acceptable**
- acceptance of loan drawdown by a **company created specifically to acquire property of a foreign firm**

SECURITY:

- **property** (houses, apartments, land, recreational cottages) in the applicant's personal ownership or that of a third party, generally without irremovable easements and legal restrictions (we assess this individually)
- in the case of construction investment in land the right of future security on the property constructed
- tied payment of any settlements from the insurance policy on the property
- notarial deed with consent to enforceability



Documents needed for approval of Mortgage for Foreigners Too

FOR PRELIMINARY EVALUATION OF THE LOAN:

Applicant in person and the following document:

- completed loan application form with a description of the purpose
- citizen of the Czech Republic, EU: ID pass + second ID document + Trade Licence in the case of self-employed persons
- national of another state: passport, document on permanent or long-term residence + second ID document (e.g. driving licence) + document for accommodation or the operation of business activities

Corroboration of credit rating (ability to repay):

- employee: employer's confirmation of income (from the Czech Republic or abroad), current account statement with incoming salary
- if income is from business activities, tax returns for the two last periods stamped by the tax administrator and the final accounts for the same periods
- documents relating to other income, i.e. lease agreement, etc.
- corroboration of the rights of third parties if such exist (contract on easement, lease agreement, etc.)

Security:

- current Title Deed
 - ownership acquisition document (e.g. purchase agreement)
 - photo-documentation of current condition (exterior and interior)
 - any valuation of property if such exists
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PURPOSE:

- draft agreements with buyer (if property is the subject of the purchase)
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FOR APPROVAL OF THE LOAN:

Completion of credit rating (ability to repay):

- completed and signed loan application form
- corroboration of current level of debts (or no debts), i.e. confirmation from the Financial Authority, Social Security Office, health insurance company
- extract from the banking (CBCB) and non-banking register of debtors (LLCB)

Completion of security:

- photocopy of the Land Registry map
- insurance document relating to the pledged property (the settlement will be tied)

WPB Capital may request any other documents related to the evaluation and provision of the loan.

Avail yourself of the other services offered by the WPB Group:

Do you simply not have the time to run around offices?
Our **personal assistant** will help you organise the necessary documents!
www.officehouse.cz/cz/osobni-asistentka

We offer you assistance in quickly establishing a company.
www.czechcompanies.cz

The information given in this leaflet is intended for the general public. It is for information purposes only. The minimum and maximum level of the loan provided is simply a rough guide. The publication of any information or data on this leaflet does not have the character of any kind of legal act aimed at creating a legal relation between WPB Capital savings cooperative and a third party.