

I·M·M

International Mortgage Management

Professional financing solutions for international property

IMM offer a specialist service to assist you to obtain a competitive Moroccan mortgage. **IMM** are a professional UK based International independent mortgage brokerage with over 10 years experience. You can easily speak with us over the phone or by email without any language barrier or time consuming postal issues abroad. We will act on your behalf to negotiate and administer your mortgage. We are licensed under the Consumer Credit Act and Data Protection Act, as well as holding full mortgage and financial advice qualifications.

The Moroccan team comprises of Mark and Daniel who have expert mortgage and property knowledge for Morocco.

Mark Insch, Relationship Manager of IMM - I have been operating in the International mortgage market in France, Portugal, Spain, Morocco, Greece, Bulgaria, and Switzerland since 1999. I have access to local Moroccan, Spanish and French banks who offer Moroccan mortgages. I have given opinion and information for articles in The Times, The Sunday Times, The Independent, The Telegraph and The Evening Standard on the international mortgage market. I have a degree in Financial Services and I am a qualified Financial Advisor and Mortgage Broker. I managed one of the UK's largest property finance Plcs international division out of London for 3 years, prior to establishing IMM. [Click here](#) for recent client Testimonials.

Daniel Lee, Business development manager for Morocco - has over 15 years experience in the international property market including 4 years with Fadesa Morocco, working on the Saida site since inception. He speaks fluent French (the primary local language) and has extensive knowledge of Fedesa, Saiad and the Moroccan property market.

Mortgage Process

1. **Contact IMM** we will complete a Decision in Principle form and submit this to the relevant bank/s. ([click here](#))
2. Confirmation of a decision in principle – normally within 5 working days.
3. IMM will provide a detailed quote and list of requirements.
4. Complete and collate the relevant paperwork (important documents can be emailed/faxed rather than posting).
5. IMM will submit and manage the mortgage application on your behalf, providing feedback along the way.
6. Valuation - (Saida properties) are already valued and so in most cases formal valuations will not be required.
7. IMM will obtain an offer of lending and liaise with your lawyers regarding completion.
8. You can attend completion of your property and any outstanding original documents can then be presented.
9. Enjoy your property.

THE NEXT STEP is for you to contact us and request a decision in principle based upon your financial circumstances. Please use the link above to download the form and email this to us or alternatively contact me personally on the details below.

I hope that you find this information of use, please see the guide to typical costs overleaf. Our website also has information on legal issues, Vision 2010 and the Plan Azur. If you have any other questions please do not hesitate to contact me.

We look forward to hearing from you in the very near future and assisting you in your mortgage requirements.

Kind regards

I M M

Email: info@intl-mortgage.co.uk

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A Guide to Mortgages for MOROCCO

● Loan Purpose	Residential
● Maximum Borrowing	60% - 65% loan to value
● Rates	Set in Jan and July by the government using the centrally controlled Taux index. Pay rates are between 5.07% and 5.77%.
● Maximum Term and Age	Standard 20-25 years up to age 70-75 years old.
● Repayment Method	Capital and interest
● Currency	Dirham's
● Bank Fees	Typical lenders arrangement fee between 0.5% and 1% IMM can offer 0% Bank Fees for Saida properties.
● Affordability calculation	Full status loans, affordability based on repayment ability.
● I M M Fees	The standard 1.5% fee will be charged on completion (see fees for details).
Acquisition costs:	Approx 6.5% including legal's, notary, registrar and excluding mortgage costs.

Initial documents required for mortgage application:

- **Employed:** Last 3 payslips and 2009 P60
- Letter from employer mentioning the position, date of employment and net income;
- **Self Employed:** Tax return document for last 3 years with Inland Revenue confirmation, Accounts for last 3 years and Company's UK bank's statements for 6 last months
- **All:** UK bank's statements for 3 last months (6 months for self employed) and Bank reference letter;
- Statement of other current mortgages
- Credit report from Experian. Passport and evidence of address copies.

A Guide to Our Services

● **Approval in Principle**

We are able to offer an approval in principle service. We will ask you to complete our 'enquiry form'. This provides us with sufficient information about your finances to advise you of the likelihood of obtaining finance and on what initial terms.

● **What happens next?**

If you wish to proceed, we will provide you a full list of requirements, application forms and a personal quote.

● **During the purchase**

Once you have returned your application to us, as well as processing the application, we will provide you with guidance on the whole process. We will monitor your application with the lender closely and provide you with regular updates and explanation of any terms when the offer is produced. We will liaise with your other chosen professionals including your lawyer to help with your understanding any complexities of your purchase.

● **Fees**

Fees vary from lender to lender, IMM can offer 0% bank fees for Saida properties. We will be pleased to confirm before you proceed with your mortgage the exact terms of your chosen lender. IMM charge 1.5% of the loan amount for Moroccan mortgages with a minimum of £1295. An application fee of £195 will be charged on full application, after a decision in principle has been obtained and you have accepted the terms. This will be deducted from the final completion fee.