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# Lloyds pulls out of overseas lending

By Tanya Powley and Michael Trudeau

Britons living overseas will find it harder to get a mortgage after a major UK high street bank confirmed it had stopped lending to overseas borrowers, restricting the number of lending options for expats and foreign buyers.

This week, Lloyds TSB International, part of [Lloyds Banking Group](#), which predominantly targets the expat market, said it was conducting a full review of its international mortgage offering to assess its “lending appetite”.



The move will also hit Britons looking to buy a holiday home overseas.

A spokesman for the bank confirmed it is currently no longer accepting new mortgage applications from overseas borrowers – although it will continue to process applications that have already been formally accepted by the bank.

“Our acceptance criteria for new business are subject to regular review and we are currently reviewing this product to determine whether it meets the group’s current lending appetite and criteria,” he said.

Lloyds TSB International has already made it harder for Britons living in parts of the eurozone to get a mortgage.

Last year, it said it would no longer accept mortgage applications from overseas buyers or UK expats living in Italy, Ireland or France. This has now been extended to all overseas locations.

Ray Boulger of John Charcol, the mortgage broker, said one of his clients received an email on Thursday morning from Lloyds TSB International’s Hong Kong office, informing him the bank would not be proceeding with his remortgage application – despite initially saying they would be making him a mortgage offer.

Lloyds TSB International has subsequently refunded the borrower’s valuation fee.

“As a responsible lender I would expect Lloyds to honour any applications taken in,” said

Boulger.

Nigel Bedford of Largemortgageloans.com said the decision to simply refuse all applications already made was “harsh” and could leave some potential borrowers in a tight spot.

The move will mean existing borrowers looking to remortgage will have to approach another lender. Both NatWest International and Barclays Wealth International will typically lend to expats.

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