

DOCUMENTATION REQUIRED FOR A MORTGAGE LOAN IN SPAIN

1 GENERAL

- National Identity document or Passport.
- Foreigner's ID No.
- Last 6 months personal bank statements showing pay being received and day to day activity.
- Last mortgage statement.
- 6 last receipts of the mortgage.
- Lease Contract.
- 6 last receipts of the rental contract.
- Credit report.
- 6 last receipts of all loans.
- Experian credit check (www.experian.co.uk)

2 EMPLOYED INDIVIDUALS - SALARIED WORKERS

- Letter from the company.
Employer's reference and or contract of employment. Must indicate the type of contract and duration of employment, annual salary and post of the employee.
- 3 last salary slips.
- Income statement (Last P60)
- Copy of a personal credit check.

Non income contributors who are to be on the purchase will be required to provide debt information even if they are not to be a main applicant.

3 SELF-EMPLOYED WORKER

- Accountant's letter.
Must indicate the name of the company, sector in which it operates and registry details, confirmation of turnover and corporate profits of the last two years together with the salary, dividends and bonuses the self-employed worker has received.
- Income statement of self-employed workers for the past 2 years.
- Annual Accounts for the past 2 years.

Evidence of deposits and their source

Under money laundering regulations all Banks are obliged to evidence and understand where monies for the deposits are being sourced from.

Many Spanish Banks will insist that monies for completions are first placed in an account with them.

