

INTERNATIONAL BUYER KIT · STEP-BY-STEP ROADMAP

# Foreign Buyer Roadmap

Documents, down payment ranges, taxes and closing logistics for non-U.S. residents financing a U.S. property — without a U.S. credit score or SSN.

## You don't need a U.S. credit score

Foreign national loans qualify you on assets and a foreign credit reference letter. An ITIN works, an SSN is not required.

## Step 1 — Define the goal

Investment, second home or relocation? Each path uses a different program structure, down payment range and tax treatment.

## Step 2 — Documents accepted

- Valid passport + U.S. visa (or visa waiver country).
- Foreign income proof: 2 years tax returns + last 3 months pay/bank statements.
- Two foreign credit reference letters from local banks (12+ months relationship).
- ITIN application (we coordinate this if you don't have one).

## Step 3 — Down payment range

Typical range: **25–35%** down depending on program, property type and reserves. Funds must be seasoned 60 days in a U.S. or international bank and traceable to source.

## Step 4 — Taxes & FIRPTA

- FIRPTA: 15% federal withholding on the sale price when you eventually sell (recoverable via tax return).
- State property tax: varies (FL ~1.0%, TX ~1.8%, NY ~1.7%).
- Rental income: file 1040-NR annually; deductions available with proper structure.

## Step 5 — Closing logistics

Closings can be done remotely via Power of Attorney at a U.S. embassy or via mobile notary. Plan 45–60 days from accepted offer to closing.

## Step 6 — After closing

Set up U.S. property management, an LLC if vesting under entity, and a U.S. bank account for collections. We provide vetted partner referrals.

**Ready to put this into action?**

Book a free 30-minute strategy call. We will walk through your file, identify the right program, and define a realistic timeline. Email [nayeli@range-mortgage.com](mailto:nayeli@range-mortgage.com) or visit [range-mortgage.com/contact](https://range-mortgage.com/contact).