

# The Mortgage Calculator Expands Foreign National Mortgage Loan Programs to Simplify U.S. Property Investment

*The Mortgage Calculator introduces flexible Foreign National Mortgage Loan Programs designed to help international buyers invest in U.S. real estate.*

MIAMI, FL, UNITED STATES, January 23, 2025 /EINPresswire.com/ -- [The Mortgage Calculator](#), a licensed mortgage lender (NMLS #2377459), is making U.S. real estate investment easier for international buyers with its specialized [Foreign National Mortgage Loan Programs](#). These innovative loans offer tailored solutions for non-U.S. citizens, providing access to financing for residential, vacation, and investment properties across the country.



Foreign National Mortgage Loan Programs are essential for helping international buyers invest in U.S. real estate"

*Nicholas Hiersche, President of The Mortgage Calculator*

Foreign National loans are designed to meet the needs of buyers who may not have traditional U.S. credit or income documentation. With flexible qualification criteria, these

programs help international investors unlock opportunities in the thriving U.S. real estate market.

## Key Features of Foreign National Mortgage Loan Programs:

### No U.S. Credit Required:

Buyers can qualify without a U.S. credit score, relying on international credit or other forms of financial documentation.

### Flexible Income Verification:

Income can be verified using bank statements, rental income, or international financial documents.

### High Loan-to-Value (LTV) Ratios:

Competitive LTV ratios allow buyers to maximize leverage, with down payments as low as 25%.

### Eligible Property Types:

Financing available for single-family homes, condos, vacation rentals, investment properties, and more.

### Fast Approval Process:

Streamlined underwriting tailored for international buyers ensures quick approvals and closings.

“Foreign National Mortgage Loan Programs are essential for helping international buyers invest in U.S. real estate,” said Nicholas Hiersche, President of The Mortgage Calculator. “These programs offer a streamlined path to property ownership, regardless of U.S. credit history or citizenship.”

Ideal for a Range of Borrower Needs  
Foreign National Mortgage Loan Programs cater to a variety of scenarios, including:

**Vacation Home Purchases:** Simplified financing for international buyers seeking second homes in popular U.S. destinations.

**Investment Properties:** Tailored loans for buyers interested in rental income or long-term investment opportunities.

**Non-Traditional Borrowers:** Loans designed for borrowers without traditional U.S. credit or tax returns.

These programs also accommodate a wide range of property types, from single-family residences to condominiums and mixed-use properties, providing unparalleled flexibility for international buyers.

**Backed by Technology and Expertise**

The Mortgage Calculator leverages advanced technology to make the loan process seamless for Foreign Nationals. With tools like a customizable foreign national mortgage calculator and a dedicated team of loan professionals, the company ensures that international buyers can access the support and information they need to make informed decisions.

Buyers can explore these tailored programs by visiting the Foreign National Mortgage Loan Programs page and contacting The Mortgage Calculator’s licensed team for personalized assistance.

**About The Mortgage Calculator**

The Mortgage Calculator is a licensed Mortgage Lender (NMLS #2377459) specializing in innovative loan solutions for borrowers and real estate investors. The company offers access to



**USA REAL ESTATE INVESTOR LOANS  
FOR FOREIGN NATIONALS**

**BUY PROPERTY IN THE UNITED STATES!  
FOREIGN NATIONALS OK!  
UP TO 75% LTV PURCHASE  
UP TO 70% LTV CASH OUT REFI  
1-8+ UNITS  
PROPERTY RENTAL INCOME TO QUALIFY (DSCR)  
NO PROOF OF INCOME  
NO PROOF OF EMPLOYMENT  
UP TO \$3M LOAN  
30YR FIXED OR 40 YEAR INTEREST ONLY  
CLOSE IN LLC/COMPANY**

 Subject to Credit & Income Requirements Subject to Loan Amount. See Guidelines for Details. Disclosure: Business purpose loans only. All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Mortgage Calculator Company LLC dba The Mortgage Calculator Licensed Mortgage Company NMLS 2377459 | 2125 Biscayne Blvd Suite 220 Miami, FL 33137 Disclosures: <https://themortgagecalculator.com/LegalTerms>

**The Mortgage Calculator Expands Foreign National Mortgage Loan Programs to Simplify U.S. Property Investment**

thousands of loan programs, including Conventional, FHA, VA, USDA, jumbo, and [Non-QM loans](#), through partnerships with over 100 banks and lenders.

Its Foreign National Mortgage Loan Programs provide financing solutions for international buyers, offering flexibility and support to simplify the investment process. Learn more by visiting [The Mortgage Calculator](#).

Kyle Hiersche

The Mortgage Calculator

+1 786-322-8399

[email us here](#)

---

This press release can be viewed online at: <https://www.einpresswire.com/article/779542185>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our [Editorial Guidelines](#) for more information.

© 1995-2025 Newsmatics Inc. All Right Reserved.