FREQUENTLY ASKED QUESTIONS FOR FOREIGN BUYERS

Buying U.S. Real Estate as a Foreign National

1. *Can I buy a home in Houston from a different country?*

Yes, you can. You'd be considered a foreign national, so you're required to pay about 35% for down payment and closing costs. And no, the down payment is not negotiable.

2. *I live in Canada, would I still be considered a foreign national?*

Yes, you would. Any country outside the U.S., no matter how close, is considered foreign.

3. *When do I need to have the complete amount?*

You need to have — and be able to show/prove that you have — the entire down payment before starting the process.

4. *What do I need to qualify as a foreign national?*

An international passport, a foreign address, and bank statements (which show the funds required for the transaction).

5. *What's the breakdown of the 35%?*

The 35% is a percentage of the price of the property you want to buy. For example, on a $350k property, 35% would be $122,500. On a $300k property, it'll be $105,000, etc. This 35% includes your down payment + closing costs + inspection + appraisal.

6. *Where would the remaining 65% come from?*

You'd be getting a loan for the balance. Our loan officer partners will put you through.

7. *Are there any other fees or people I need to pay?*

No, the 35% is already inclusive of everything you'd be required to pay. Keep in mind that the 35% is an average, so your actual amount may be slightly more or less — however, you'd know exactly how much you need before signing any contract.

8. *How does PAC Consulting get paid? Do I have to pay you?*

9 out of 10 times, the seller pays our fee. Occasionally, if a seller isn't willing to pay our fee, then you'd cover it if you're 100% sold on that particular property — or we can simply find you another property where the seller pays it. Our fee is 3% of the sales price, and it would be added to the 35% amount as stated above.

9. *Can I just buy it outright with full cash?*

Yes, it's possible. Just provide us with your proof of funds (bank statements, etc.), and we can start the process immediately. No loan would be required in this case.

10. *Can I get US residency/citizenship when I buy a property?*

No, you can't gain citizenship or residency status when you buy a property. There could be some extenuating circumstances in which it can happen, but you would need to speak with an immigration attorney about that.

11. *Do I need to be in the US to start the process or close on the property?*

No, you don't. You can close right from whatever country you're in, as long as it has a US Embassy. You just need to schedule an appointment 2 weeks prior to closing.

12. *How will I see the homes if I'm not in the US?*

We'll send you a curated set of options based on your requirements. You'll select the ones you're interested in seeing, and our team will visit each one and record full video tours for you, sharing honest feedback and thoughts on each property.

13. *Will you help find a tenant?*

Yes, we can assist with that process as well. We'll help list the property and thoroughly vet applicants by running credit and background checks to make sure they're qualified.

14. Will you help manage the property?

We don’t handle property management in-house, but we can connect you with a trusted property management company that can help with that.

15. What’s the first step if I’m ready to proceed?

The first step is to get a pre-approval, which shows your purchase power. Let us know when you’re ready to start so we can send you the loan application link. Once we have your pre-approval, we can start touring homes right away.

16. How can I contact PAC Consulting?

Call or text us at **+1 (346) 660-4377**, email **phill@pacconsults.com**, or schedule a consultation at **www.pacconsults.com**. Office: 17350 State Highway 249, Ste 220, Houston, TX 77064. If we miss your call, send a text message and we’ll get back to you at our earliest convenience.

Ready to get started?

Schedule a consultation at **www.pacconsults.com** or call/text **+1 (346) 660-4377**.