

# The International Buyer's Property Checklist: Six Steps to a Smoother Purchase

For many international buyers, purchasing property in London is about far more than bricks and mortar. Whether it's a family home, a pied-à-terre, or part of a wider global property portfolio, buying overseas often involves coordinating multiple advisers, jurisdictions and timelines.

While every transaction is unique, the most successful purchases tend to follow a similar path. Here are six key steps every international buyer should consider before, during and after a property purchase.

## 1. Define Your Budget Early

Before viewing properties, it is important to understand your true purchasing budget.

Many buyers focus solely on the asking price, but additional costs such as stamp duty, legal fees, surveys and financing expenses can significantly affect the overall transaction value.

For overseas buyers, currency movements can also have a meaningful impact. A property agreed today may not cost the same amount in your home currency by the time completion arrives several weeks or months later.

Understanding your total budget from the outset creates greater certainty and helps avoid unexpected costs further down the line.

## 2. Build the Right Team

A successful property transaction often depends on having the right professionals around you.

This typically includes:

- An experienced estate agent
- An independent solicitor
- Mortgage and finance advisers where required
- A specialist foreign exchange provider

While solicitors and agents help manage the legal and property aspects of a transaction, a currency specialist can help buyers navigate exchange rate fluctuations and ensure funds are available when needed.

At Fiberpay, we regularly work alongside property professionals, helping international buyers coordinate deposits, stage payments and completion funds while keeping transactions on track.

## 3. Complete Your Due Diligence

Once a property has been identified, thorough due diligence becomes essential.

This includes reviewing contracts, conducting legal searches, understanding ownership structures and arranging any necessary surveys.

International buyers should also ensure they understand local tax obligations and any ongoing costs associated with ownership.

Taking time to address these considerations early can prevent delays and provide greater confidence before committing to a purchase.

## 4. Don't Leave Currency Planning Until the Last Minute

One of the most commonly overlooked elements of an international property transaction is foreign exchange.

Many buyers spend months researching locations, negotiating prices and arranging financing, yet only think about currency when a completion date is approaching.

However, exchange rates can move significantly between offer acceptance and completion.

For buyers purchasing in a different currency to their income or assets, this can materially affect the final cost of the property. No local national bank account, no problem. Fiberpay offer the ability to hold funds transacted for a purchase like property.

By engaging with a currency specialist earlier in the process, buyers can better understand their options, improve budget certainty and reduce last-minute pressure as key deadlines approach.

## **5. Prepare for Completion**

As completion approaches, timing becomes increasingly important.

Funds need to arrive in the correct currency, at the correct destination, and within the required timeframe.

Coordinating estate agents, solicitors, lenders and payment providers is often where delays can occur.

At Fiberpay, we work closely with buyers and their advisers to help ensure funds are transferred efficiently and deadlines are met, reducing stress during what is often the most time-sensitive stage of the transaction.

## **6. Plan Beyond the Purchase**

Completion is not the end of the journey.

Many international buyers will need to arrange insurance, utilities, banking relationships, property management and future maintenance.

Those building international property portfolios may also wish to consider how future acquisitions, rental income or eventual sales could be affected by currency movements.

Taking a longer-term view can help protect value and simplify future transactions.

## **The Overall Process**

Buying property internationally can feel complex, but with the right preparation and professional support it does not need to be.

By understanding the process, building the right team and planning ahead, buyers can focus less on administration and more on enjoying their investment.

For international purchasers, one of the simplest ways to reduce uncertainty is to consider currency planning earlier in the process. After all, when purchasing across borders, managing the movement of money can be just as important as finding the right property.

## **Helping to support your international clients**

Fiberpay works closely with estate agents, solicitors, mortgage brokers, and advisors to deliver smart currency solutions for buyers and sellers in the UK market. If you have clients who could benefit from expert currency guidance, or if you'd simply like to explore how they could add value to your service, please don't hesitate to get in touch with their team:

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