Mortgage checklist — Portugal

Key facts, terms and documents for non-residents — every figure with its source. As of August 2026

> This checklist is made to be ticked off. It states first what the market allows, then what it costs, then what the bank wants to see from you. Behind every figure is where it comes from, so you can check rather than believe. Not an offer and not a commitment: what your bank grants you is decided case by case.

1 · Key facts

Item	Value	Where the figure comes from
Loan-to-value (non-residents)	up to 80 % of the appraised value	representative example Portugal, own bank survey
Own funds	at least 20 % plus purchase costs	the counterpart to the loan-to-value — calculated, not estimated
Purchase costs	7 to 10 % of the price	IMT, stamp duty, notary, land registry, NIF
Repayment	French amortisation, level instalment	representative example, see below
Term	calculated: repaid by age 75; with two borrowers the younger age counts	in practice not much below 10 years
Tax number	NIF, before signing	online or on site; since 2022 EU citizens need no fiscal representative
Preliminary contract	CPCV, deposit (sinal) customarily 10 %	sharper than the Spanish arras: specifically enforceable, and it fixes the deadline for the deed (30 to 120 days)
Tax payment	IMT and stamp duty before the deed	Art. 49 CIMT — without proof of payment the notary will not execute
Processing to approval	3 days to 4 weeks	with a complete file — the same experience value as in Spain

2 · Terms — as at 20.07.2026

Rate type	Range	Where the figure comes from
Fixed, with bonificação	2.3 to 3.4 % p. a. (TAN)	own bank survey, verified 20.07.2026
Fixed, without bonificação	2.8 to 4.1 % p. a.	the same survey
Premium over Spain	0.2 percentage points	the documented gap between the two markets
Variable	12-month Euríbor 2.75 % plus a margin; derived, 0.45 to 1.1 %	DERIVED, not surveyed: the Spanish margin of 0.25 to 0.9 % plus the documented premium of 0.2 percentage points. Our survey covers only fixed rates for Portugal — the actual margin is quoted by the bank in the individual case.
Stamp duty on the loan	0.6 %	unlike in Spain the borrower bears it, and it is included in the APR

The bundled products carry running costs that can partly or fully offset the rate discount. Whether the bonificación pays off depends on what those products cost in your case — we calculate that against the discount before you sign.

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3 · Transfer tax (IMT) and stamp duty

Item	Rate	Where the figure comes from
IMT for non-residents	7.5 %	flat rate from the first euro, no bands and no main-home exemption; in force since 25 May 2026 (Decreto-Lei 97/2026)
Stamp duty on the purchase	0.8 %	on the purchase price, on top of IMT
Stamp duty on the loan	0.6 %	on the loan amount; borne by the borrower
Taxes in the worked examples	8.84 to 8.94 %	share of the price in two Algarve cases, taxes only; with notary, registry and lawyer you land inside the 7 to 10 % band

> This is where Portuguese calculations found online are out of date. Until 25 May 2026 non-residents were taxed on the same progressive scale as residents; since then a flat 7.5 % applies from the first euro. A refund is possible if you move your tax residence to Portugal within two years or let the property at a moderate rent. And unlike in Spain, IMT and stamp duty must be paid BEFORE the deed — without proof of payment the notary will not execute. Rates verified 19.08.2026.

4 · Representative example

> Representative example Portugal: €200,000 loan, 80 % LTV, 20 years, borrowing rate 3.35 % p. a. with the bonificação, instalment €1,144.56, APR 3.49 %, total amount €274,695. French amortisation, calculated on the discounted rate. Valuation 280 €; stamp duty (Imposto do Selo) 0.6 % of the loan (1,200 €) — unlike in Spain, in Portugal the borrower bears it and it is included in the APR. No arrangement fee. The running costs of the bundled products depend on the bank and are not included in the APR. Without the discount the same source gives 4.1 %, an instalment of €1,222.53 and an APR of 4.27 % — a difference of €935 a year.

5 · What we take on — and what we charge

– **A selection of lenders, not a branch visit.** 15 to 20 institutions are approached per case: major Portuguese banks, regional lenders, non-resident specialists and international institutions. What counts is who writes the structure, not who calls it conceivable. We do not publish lender names — they belong in the conversation (Perini Market Check, as at 14.07.2026).

– **A check before you sign.** You hear whether the financing holds before the preliminary contract, not after the deposit has left your account.

– **Documents in bankable form.** We sort them, have them translated and file them. With a complete file, processing runs from 3 days to 4 weeks.

– **Contract check.** The CPCV and the payment schedule are reviewed before they bind you — with an eye on the financing clause.

– **Title check.** The Certidão Permanente, reconciliation with the cadastre, charges and arrears.

– **Support up to the notary.** The escritura and the registration, in Portugal possible at the same counter — the order of events is half the battle. On request with representation on site.

– **Language.** German, Spanish, Portuguese and English — including towards the bank, the notary and the gestoría.

Why the fee model pushes the rate down: we are paid by the client, not by the bank. That opens up lenders who pay no broker commission, online banks included. In our brokerage practice the loans arranged therefore sit, as a rule, 0.25 to 0.7 percentage points below commission-brokered offers (own brokerage practice, verified 19.08.2026). This is not a promise: property, loan-to-value, fixed-rate period and creditworthiness decide the individual case. A frequent side effect: the arrangement fee (comisión de apertura) falls away.

Our fee is 1 % of the loan actually arranged — not of the purchase price — falls due only if the financing completes, and carries no Spanish VAT. If no financing materialises you pay nothing: no advance payment, no handling charge. If the loan ends up smaller than planned, the fee shrinks with it.

The number of institutions approached per case comes from our Spanish brokerage practice (Perini Market Check, as at 14.07.2026). We run no separate survey for Portugal; there we work with a locally licensed intermediary.

6 · Required documents — every applicant

Identification

- [ ] Identity card and passport, copies
- [ ] NIF (Número de Identificação Fiscal) — obtainable online or in person
- [ ] Current certificate of registered address
- [ ] Proof of address: utility bill, tenancy agreement or bank statement

Proof of income

- [ ] Last 3 to 6 payslips plus the December payslip of the previous year
- [ ] Employment contract and confirmation that the employment is not under notice
- [ ] Tax assessments for the last 2 years
- [ ] Bank statements for the salary account, last 6 months — complete and unredacted

Assets and creditworthiness

- [ ] Proof of equity: at least 20 % of the price plus 7 to 10 % purchase costs, held in an account or portfolio
- [ ] SCHUFA self-disclosure under Art. 15 GDPR, no more than 1 month old
- [ ] Tenancy agreement for your current home, or title deeds for property you own
- [ ] Where you have existing loans: the last 2 annual interest certificates

If the property is already chosen

- [ ] Draft CPCV (Contrato Promessa de Compra e Venda) — to be reviewed before signing
- [ ] Caderneta Predial, the tax office record for the property
- [ ] Certidão Permanente, the land registry extract from the Conservatória, no more than 3 months old
- [ ] Ficha Técnica de Habitação, the technical building record

7 · Additional, depending on your situation

Self-employed and freelancers

- [ ] Trade registration, craft register entry or professional licence
- [ ] Last 2 sets of accounts (cash-basis statement or balance sheet with P&L)
- [ ] Current management accounts with trial balance
- [ ] Self-disclosure, private and business

Civil servants

- [ ] Certificate of appointment as a permanent civil servant
- [ ] Latest monthly salary statement

Pensioners

- [ ] Latest pension notice
- [ ] Bank statement showing the last pension credit
- [ ] Evidence of private pension provision, if any

EU citizens without a German passport

- [ ] **Residence permit or EU identity card**
- [ ] **Home-country tax assessment instead of the German one**
- [ ] **Home-country credit report instead of the SCHUFA**

With a German property as security

- [ ] **Current land registry extract for the German property, no more than 6 months old**
- [ ] **Valuation or market-value appraisal — we can have one commissioned**
- [ ] **Current release of charges or evidence of unused land-charge tranches**

8 · Where applications fall over

- [ ] **Signing first, financing second**
  The preliminary contract ties up the deposit. Without a financing clause it is lost if the bank refuses — which is why the check belongs before the signature.
- [ ] **Treating purchase costs as financeable**
  Banks finance the purchase price, not the costs around it. They come on top of your equity, and they fall due before the loan is drawn.
- [ ] **Calculating on the price instead of the valuation**
  What is financed is the lower of price and valuation. If the valuation comes in below, you pay the difference.
- [ ] **Applying for the tax number too late**
  Without it nothing is executed. The NIF can be had online or on site, but it is still not something to leave lying around.
- [ ] **Filing redacted or incomplete bank statements**
  They are regularly rejected and cost a full round of time. The same goes for the simple credit score instead of the full data copy under Art. 15 GDPR.
- [ ] **Accepting the rate discount unchecked**
  The lower rate is tied to bundled products. Whether it pays off depends on what those products cost in your case — that belongs before the signature.
- [ ] **Planning IMT and stamp duty too late**
  Both are payable before the deed. Without proof of payment the notary will not execute — unlike in Spain, where ITP falls due afterwards.

9 · Next step

Send us the key facts before you sign anything: property, region, purchase price, any valuation you already have, your income position and — for a new build — the developer's payment schedule. You will hear from us whether the structure holds in your case. Email info@perini.es · perini.es

The brokerage is carried out by Olga Nikushkina, licensed mortgage credit intermediary under §34i of the German Trade Regulation Act, intermediary register D-W-132-ZUCB-95, notified via BAFA for Spain; in Portugal through a locally licensed intermediary. On the ground you deal with Siegfried Perini, brand principal since 2019 and active in property since 1992.