
How to Get a Mortgage in Portugal Using Foreign Income

Foreign-income earners seeking Portuguese mortgages

TL;DR

- Portuguese banks compete on mortgage spread far more than they admit. A non-resident with a clean file in May 2026 is typically quoted 1.0–1.5 pp above Euribor; the negotiated number is closer to 0.85–1.20 pp if you make three banks bid against each other.
- LTV for non-residents is a **market convention**, not a Banco de Portugal rule. The cap most foreign buyers see is 60–75% — different from, and stricter than, the BdP macroprudential ceilings (90% HPP / 80% secondary / 70% investment) that apply to residents.
- The all-in cost a typical non-resident files at: Euribor 6M (2.548% on 13 May 2026) + 1.0–1.3 pp spread = **roughly 3.55–3.85% headline, TAEG closer to 4.1–4.4%** once stamp duty on interest, life and home insurance, and arrangement fees are loaded in.

Key 2026 Number

Euribor 6M on 13 May 2026: 2.548% (BPstat / EMMI fixing). Add a negotiated spread of ~1.0 pp and you are at 3.55% headline on a non-resident variable mortgage. The 6M index is the dominant one in Portuguese variable-rate stock (39.4% of new HPP contracts per BdP, March 2026). Quote rates with the date — banks like presenting them as if static. They are not.

Introduction: banks compete on spread more than they admit

Most articles written about Portuguese mortgages for foreign buyers come from one of three places: a bank's own marketing team, a mortgage broker who is paid a commission by the lender, or a relocation consultancy that resells both. None of them are unbiased. All three have a structural reason to soften the harder mechanics: the bank wants you to accept the first spread it offers, the broker wants you to close so the commission funds, the consultancy wants the lifetime cross-sell of insurance, FX, and wealth services. The customer-side reading of the same market looks rather different.

The market in May 2026 is, in fact, friendlier than it has been since 2022. Euribor has come down from its 2023 peak. Spreads are competitive. Banks like novobanco, Bankinter, and Millennium BCP have advertised non-resident programmes for years and the underwriting workflows are mature. But none of this means the bank's first offer is the offer you should accept. Almost every non-resident file we audit at 2nd Haus has 20–40 basis points of unnecessary spread, 1–3 cross-sold insurance products at 30–60% above independent market pricing, and an LTV pitched 5–10 points below what the borrower could have negotiated with a stronger file structure.

This guide is for the foreign-income buyer who wants to walk into the bank knowing what the bank is not going to volunteer. It covers the May 2026 rate environment with primary sources, the Banco de Portugal framework that applies to residents (and the market practice that applies to non-residents), the documents required, the costs accurately calculated under the *current* IMT tables, and the negotiating levers that move spread.

Why borrow in Portugal at all

Before assuming a mortgage is the right tool: it often is not. Three honest reasons to take a Portuguese euro mortgage rather than wire cash from your home country:

Currency match on a euro asset. The day you sign the deed, you own a euro-denominated asset. If you fund it 100% in cash from GBP or USD, you are effectively short your home currency by the full purchase price. A euro mortgage matches the asset and the liability in the same currency, so your net FX exposure is only the equity portion. This is the single best reason to borrow in euros, and the one mortgage articles undersell because it does not generate commission.

Liquidity buffer. A 70% LTV mortgage frees roughly 70% of the purchase price for everything else — markets, business deployment, or simply not running your cash account dry. Portuguese banks lend against residential collateral at 3.5–4.0% all-in. Very few alternative liquidity sources come at that cost.

Tax deductibility on long-term rental. Mortgage interest is deductible against gross rental income on residential long-term leases. For a property rented year-round on an NRAU contract, the mortgage typically converts a positive rental yield into a near-zero Portuguese tax bill. Deductibility against short-term Alojamento Local is more constrained and depends on the regime elected (simplified vs. organised accounts).

The case for borrowing weakens if: you buy purely for own use with no rental plan; your home-country mortgage rate is materially lower (still possible for US 30-year fixed holders below 4%); or you have no euro-denominated income or assets at all to service the loan from. In those cases, cash or a home-equity line on your primary residence is cleaner.

The Portuguese mortgage market in May 2026

Euribor fixings on 13 May 2026 (BPstat / EMMI):

Index	Fixing 13 May 2026	Use case
Euribor 3M	2.283%	Quarterly-reset variable
Euribor 6M	2.548%	Dominant index in Portuguese HPP variable stock (39.4%)
Euribor 12M	2.860%	Annual reset, more stable

These are point-in-time fixings. For live data check [BPstat](#) before quoting them in any negotiation. A typical non-resident variable file in May 2026 indexes to Euribor 6M plus a negotiated spread of 1.0–1.3 pp — a headline rate around 3.55–3.85%. Mixed-rate products (5 or 10 years fixed at 3.4–3.9%, variable thereafter) are widely available and currently within 20–30 bp of pure variable, the tightest gap since 2022.

Standard terms in 2026:

- **Maximum term:** typically 30 years for non-residents; 35–40 for residents on certain products.

- **Maximum age at maturity:** 75 at most banks; 80 at Caixa Geral and BPI for selected profiles. This is the binding constraint for buyers in their 60s.
- **Banco de Portugal macroprudential LTV ceilings:** 90% on resident HPP, 80% on resident secondary residence, 70% on investment property. These are the regulator's rules.
- **Non-resident LTV (market practice, not a BdP rule):** 60–75%. Banks decide this commercially; it is not in any Diário da República text.
- **DSTI ceiling:** 50% recommended, with an exception bucket up to 60% for limited share of new credit.
- **Stress test:** banks must test borrower capacity at the contractual rate plus a buffer reflecting plausible rate increases. The current BdP convention for variable and mixed-rate contracts with residual maturity over 10 years is **index + 3 percentage points** — under review in 2026 and possibly tightening.

The "Banco de Portugal does not cap LTV by residency" framing some guides use is technically true but misleading. The regulator's LTV ceilings apply only to residents. Non-residents fall outside the macroprudential framework entirely; banks set their own conservative LTV by internal credit policy. The two should not be conflated.

Banks active with foreign buyers

Every Portuguese retail bank lends to foreigners. The differences are service language, speed, conservatism, and pricing. The list non-residents actually use:

Bank	Strength for foreign buyers	Indicative non-resident spread (May 2026)
Millennium BCP	Largest private bank, mature non-resident desk, English / French	1.10–1.40%
BPI	Owned by CaixaBank, strong non-resident product, English desk	0.95–1.30%
Santander Totta	Spanish parent, aggressive on bundled offers	1.00–1.35%
Caixa Geral de Depósitos	State-owned, conservative balance sheet, slower process	1.10–1.45%
novobanco	Mid-tier, flexible on atypical profiles, dedicated non-resident programme	1.20–1.60%
Bankinter	Affluent / private-banking tilt, selective on file quality	0.90–1.25%
BBVA Portugal	Useful if you have a BBVA relationship in Spain or Mexico	1.00–1.35%
ActivoBank	Digital arm of Millennium BCP, simple non-resident profiles	0.95–1.30%
UCI	Specialist lender (BNP / Santander JV), fallback for files mainstream banks decline	1.20–1.70%

Spreads above are indicative ranges from current non-resident programme advertising and broker-quoted files. Bank-specific numbers move month to month with promotional campaigns; treat them as a starting bracket, not as a fixed quote.

The selection logic for most non-resident files: BPI or Millennium BCP for the broadest programme, Santander or BBVA if you have a Spanish relationship, Caixa Geral if you want the most conservative counterparty, novobanco or UCI as the fallback for self-employed or atypical income.

LTV tiers — read carefully

This is the section most articles get wrong. The Banco de Portugal macroprudential framework applies to **residents** and is the regulator's rule. The numbers non-residents see are **market practice** and are set by each bank's internal credit policy. They are different things.

Borrower profile	LTV typically available (May 2026)	What this is
Portuguese tax resident, HPP (primary residence)	up to 90%	BdP macroprudential ceiling
Portuguese tax resident, secondary residence	up to 80%	BdP macroprudential ceiling
Portuguese tax resident, investment / non-HPP	up to 70%	BdP macroprudential ceiling
Non-resident, EU/EEA, strong salaried profile	70–75%	Market practice
Non-resident, UK / US / CH / BR, salaried	65–75%	Market practice
Non-resident, self-employed or mixed income	60–70%	Market practice
Non-resident, pension-dependent over 65	60–65%	Market practice
New tax resident, < 12 months in Portugal	70–80% transitional	Bank-by-bank

Practical consequence: if you are about to become a Portuguese tax resident, your LTV ceiling moves from market-practice 70% to BdP-framework 90% on HPP. On a €500,000 purchase, that is the difference between needing €150,000 of equity and needing €50,000. If your timing allows, completing the move and registering as a resident at Finanças before applying is the single most powerful financial lever in the entire process. Banks will not volunteer this.

Income requirements by borrower type

Salaried foreign employee

The cleanest profile. You need: last 3–6 months of payslips; employer letter confirming role, contract type, gross and net salary; last full year's tax return (UK P60 + SA302, US W-2 + 1040, German Lohnsteuerbescheinigung, French avis d'imposition, Brazilian DIRF, etc.); last 6 months of personal bank statements showing salary credits matching the payslips. Banks accept ~100% of net salary for DSTI; bonus income gets discounted to 50–75% unless it shows three consecutive years of returns.

Self-employed foreign borrower

The hardest profile to underwrite, and the most common one mainstream banks decline. Required: 2–3 years of personal and business tax returns (3 is the gold standard, 2 is the floor and only some banks accept it); accountant letter on letterhead confirming income, profit, and trading status; last 12 months of business and personal statements; evidence of recurring client relationships or contracts where available. DSTI is calculated on profit after tax. Banks typically average the last 2–3 years, using the lower of average and most recent if the trend is declining. A growing self-employed borrower

should expect the bank to use the simple average rather than the most recent year — a fruitful negotiation point.

Pension income

Accepted but discounted. State pension (UK State Pension, US Social Security, German gesetzliche Rente): 90–100%. Private occupational pension: 75–90%. Annuity from a DC plan: 75–80%. Drawdown from a SIPP, IRA, or 401(k): 50–75%, sometimes refused entirely because the bank cannot evidence guaranteed payments. The maximum age at maturity (75–80) is the binding constraint: at 65 today, your maximum term is 10–15 years at most banks, which raises the monthly payment substantially for any given loan size.

Rental and dividend income

Banks treat unearned income conservatively. Rental income: 70–80% of declared net (after costs) on returns of at least two years. Dividend income from a closely-held company: treated like self-employment. Listed-equity dividends and bond coupons: generally treated as buffer rather than as primary DSTI income.

DSTI: the 50% rule and how foreign tax is treated

The Debt Service-to-Income ratio is the single most important number in the file. It is monthly debt payments (the new Portuguese mortgage plus every other loan and credit facility you hold anywhere in the world) divided by net monthly income.

BdP recommendation in force throughout 2026:

- $DSTI \leq 50\%$ for the bulk of new lending
- $DSTI 50\text{--}60\%$ allowed on up to 10% of each bank's new credit volume
- $DSTI > 60\%$ allowed on up to 5%

Foreign borrowers should target 35–45% to leave headroom for the stress test. The treatment of foreign tax is where files go wrong: BdP defines income net of taxes and social security. For a UK PAYE employee at £80,000 gross, the bank uses the post-tax, post-NI take-home figure. For a US borrower whose 1040 shows worldwide income of \$150,000 with \$25,000 federal tax, the bank uses \$125,000 minus state tax minus FICA. Banks do not add back deductions or use gross figures — they want the cash that actually lands in the account.

Conversion to euros uses a recent reference rate (often the ECB monthly average). Some banks apply a 5–10% haircut to foreign-currency income before plugging it into DSTI to absorb FX volatility. That implicit currency haircut matters more for non-EUR earners than the headline rate buffer.

Currency and FX risk

You are taking a euro-denominated loan. Your repayment capacity is denominated in pounds, dollars, francs, or another currency. If your home currency weakens 20% against the euro, your effective

monthly payment in your home currency rises 20% — nothing changed in Lisbon. This is the variable mortgage brokers least like to dwell on.

The EU Mortgage Credit Directive, transposed into Portuguese law, requires banks to:

- Warn you in writing of the FX risk before you sign the offer.
- Offer a conversion option if your euro / home-currency rate moves more than 20% from the signing rate.
- Provide periodic statements showing the loan balance in both currencies.

A simple stress test you should run on yourself: if GBP / EUR fell from 1.17 to 0.95 (the 2008 low), a €1,400 monthly payment becomes £1,474 instead of £1,196 — a 23% jump in your home-currency budget. Can you absorb that?

Practical hedges: hold an equity buffer (30–40% deposit cushions both falling values and FX moves); domicile some euro income (a remote European employer, a euro dividend, a Portuguese rental); use FX forwards on the next 12 months of payments via your bank's treasury desk; prepay lump sums when your home currency is strong.

Documents checklist

Assemble all of this *before* speaking to a bank or broker. Incomplete documentation is the single biggest cause of delays.

1. **NIF** (Número de Identificação Fiscal) — free at any Finanças office, or via lawyer / fiscal representative for non-residents (~€100).
2. **Portuguese bank account** — required for disbursement. ActivoBank and Millennium BCP open remotely for non-residents.
3. **Passport or EU national ID** with at least 6 months validity.
4. **Proof of address** in home country — utility or council tax bill less than 3 months old.
5. **6 months of personal bank statements** showing salary credits and outgoings.
6. **3 years of tax returns** (personal, plus business if self-employed).
7. **Employment contract or letter** — original plus translation if not in PT, EN, FR, or ES.
8. **Last 3 payslips** if salaried.
9. **Credit report** — UK Experian / Equifax, US Experian / Equifax / TransUnion, Brazilian SCR / Serasa, Swiss ZEK. Consumer-grade reports are accepted.
10. **Existing credit statements** — every mortgage, credit card, and car loan worldwide. All counted in DSTI.
11. **Property documents** — caderneta predial urbana, certidão permanente do registo predial, licença de utilização, ficha técnica de habitação, energy certificate. Provided by the seller.
12. **CPCV** (signed promissory contract, usually with a financing condition precedent).
13. **Source-of-funds documentation** for the deposit — AML compliance is taken seriously.

Practical tip: produce one PDF per category, ordered chronologically, with an English-language cover sheet listing what is inside. Underwriters process dozens of files a week; making yours easy to read materially shortens approval time.

Process timeline

A clean, well-prepared non-resident file:

Week	Step
1	Initial broker / bank conversation, indicative quote, document gathering
2	Full file submission
2–4	Underwriting, credit review, missing-piece requests
4	Pre-approval letter (carta de aprovação prévia)
4–6	Bank-appointed property valuation
5–7	Final offer issued to your lawyer
6–8	CPCV signed (if not earlier) with financing condition
8–10	Notary deed (escritura), mortgage registered, funds disbursed

Six to ten weeks end-to-end is realistic for a clean file. Add 2–4 weeks for self-employed profiles, complex income, or properties needing additional valuation work. Add another 2 weeks for non-EU borrowers whose credit reports take longer to verify. Files with missing documents drag to 16+ weeks. A pre-approval is valid for 90 days and protects your CPCV deposit (typically 10% of price) if a bank later declines.

Costs: the corrected picture

The mortgage layers extra costs on top of the property purchase. Worked example: €350,000 purchase, 70% LTV, €245,000 mortgage, non-resident secondary-home buyer at May 2026 IMT tables.

The 7.5% non-resident flat IMT regime introduced by Lei n.º 9-A/2026 of 6 March 2026 is approved as a *legislative authorisation* but the *decreto-lei autorizado* containing the operational rules was promulgated on 12 May 2026 and must be issued by 2 September 2026. Until Diário da República publication of the DL, **the 7.5% flat rate is not yet operational**. The example below uses the current secondary-residence HPP-equivalent table (continente).

IMT on €350,000 under the current secondary-residence table:

- bracket 5 (€198,347–€330,539): 7% with parcela a abater €9,394.50
- bracket 6 (€330,539–€633,931): 8% with parcela a abater €12,699.89

$€350,000 \times 8\% - €12,699.89 = €15,300.11$.

Cost	Rate or amount	On example
IMT (current secondary-residence table; see note on Lei 9-A/2026)	progressive, 8% top marginal at this price	~€15,300
Stamp duty on purchase	0.8% of price	€2,800
Stamp duty on mortgage	0.6% of loan (term \geq 5 yrs)	€1,470
Stamp duty on monthly interest	4% of interest portion	embedded, ~€30–€50 / month early in the loan
Bank arrangement fee	0.5–1.5% of loan	€1,225–€3,675
Property valuation	flat	€250–€450
Notary and registration	combined	~€900
Independent lawyer	~1% of price	~€3,500
Mandatory life insurance	per month	€30–€60
Mandatory home insurance	per month	€15–€40
NIF, bank account opening	one-off	€0–€350

Approximate total upfront cost on this purchase: €25,500–€28,500, or roughly 7.3–8.1% of the purchase price.

If and when Lei 9-A/2026's *decreto-lei autorizado* enters into force and the flat 7.5% becomes operational, the IMT on the same purchase becomes $€350,000 \times 7.5\% = €26,250$, and total upfront cost rises to approximately €36,500–€39,500 (10.4–11.3%). The five carve-outs (becoming Portuguese tax resident within 2 years, renting at moderate prices \leq €2,300/month for \geq 36 months in the first 5 years, etc.) allow recovery of the differential if conditions are met. Track Diário da República for the DL publication before assuming the 7.5% rate applies.

Fixed vs variable in 2026

In 2026 the curve has flattened. A 10-year fixed product runs 3.4–3.9% depending on bank and profile. A 6-month Euribor variable runs 3.55–4.0% at current fixings. The two are within 30 bp of each other — far closer than during 2023–2024 when the fixed premium was 100+ bp.

Fixed makes sense when: your household budget has no margin for higher monthly payments; you expect to hold the property for the full fixed period (10 years); your home-currency income is rate-insensitive.

Variable makes sense when: you expect Euribor to flatline or fall (current ECB-implied curves price 12M Euribor near 2.5–2.7% in 2027); you plan to prepay or refinance within a few years (variable

carries 0.5% prepayment cap, fixed 2%); you can absorb a 1.5–2 pp upward shock without lifestyle change.

A growing share of non-resident files now choose **mixed-rate** products: 5 or 10 years fixed at the entry rate, variable thereafter. This locks in certainty over the years when the balance is largest and prepayment is least likely, while keeping flexibility for the back half. BPI, Millennium BCP, and Santander all offer mixed-rate as a non-resident default.

Refinancing in Portugal under DL 74-A/2017

Portuguese mortgage law — notably Decree-Law 74-A/2017 — makes refinancing genuinely competitive. The key rights:

- Early repayment penalty on a variable-rate loan: capped at **0.5%** of the outstanding balance prepaid.
- Early repayment penalty on a fixed-rate loan: capped at **2%** of the outstanding balance prepaid.
- Mortgage cancellation fees by the original bank: capped at modest amounts by law.
- New mortgage registration at the predial: typically €250–€400.

The new bank must offer terms at least as favourable as the original on the protected portion. In practice, refinancing every 3–5 years to capture spread compression has been a winning strategy. A non-resident who locked in at 1.6% spread in 2022 can often re-shop down to 1.0–1.2% in 2026. A 50 bp reduction on €200,000 over 25 years saves roughly €15,000–€20,000 in interest, easily justifying €1,500–€2,500 in transfer costs.

This is the lever most foreign borrowers never use. The original bank is not obliged to remind you that refinancing exists, and the broker who placed the loan has no commission incentive to move it. Re-quote every 2–3 years.

Brokers — when they help

A broker (intermediário de crédito) is independently regulated by Banco de Portugal and must hold a visible registration number. The non-resident-focused brokers operating in 2026 include Mortgage Direct, Portugal Mortgage Brokers, Belion Partners, Quinta Finance, CAFIMO, Enness Global, and Traverse International Finance.

How they get paid: commission from the lender, usually 0.5–1.0% of the loan amount, paid by the bank — not by you. Some brokers (typically those serving high-end clients or selling FX and wealth services) also charge the borrower a flat fee of €500–€1,500. All remuneration must be disclosed in writing.

Use a broker when you are a non-resident with limited Portuguese language skills, your profile is atypical, or you want to put 3–5 banks in competition without making 3–5 separate applications. Skip the broker when you are resident with a clean salaried profile and an existing bank relationship.

Three questions to ask before signing a broker mandate: (1) which banks do you actively work with; (2) what is your typical commission split, and is any of it paid by me; (3) can you show me three recent comparable files for borrowers like me. A broker who cannot answer all three is the wrong broker.

Stress test: a worked example with current rates

Non-resident purchase scenario, May 2026:

- Property price: €350,000
- LTV: 70% (typical non-resident maximum)
- Loan amount: €245,000
- Term: 25 years (300 months)
- Index: Euribor 6M at 2.548% (fixing 13 May 2026)
- Spread: 1.10% (negotiated, strong file)
- Headline rate: **3.648%**
- BdP stress rate (residual maturity > 10 years, variable contract): headline + 3 pp = **6.648%**

Monthly payment at 3.648%: **€1,247**. Monthly payment at the stressed 6.648%: **€1,679** — a €432 increase.

For a borrower with €7,050 net monthly (e.g. £6,000 / month at GBP / EUR ≈ 1.175):

- Current rate DSTI: $1,247 / 7,050 = 17.7\%$ ✓
- Stressed DSTI: $1,679 / 7,050 = 23.8\%$ ✓

Comfortable, but note: this borrower needs to clear stress at the BdP-prescribed buffer of **+3 pp**, not the +1.5 pp some older guides cite. The buffer is currently under BdP review and may tighten further in 2026 — model accordingly.

Now layer FX: if GBP weakens such that net monthly drops to €5,700, stressed DSTI becomes 29.4% — still inside the cap, still fine. Add an existing UK mortgage at €1,645 / month and total DSTI becomes $(1,679 + 1,645) / 5,700 = 58.3\%$ — over the 50% cap, into the exception bucket. Many banks decline at this point. The fixes: smaller loan, longer term, larger deposit, or sell the UK property.

Total interest paid over 25 years at 3.648% on €245,000: roughly **€129,000**. At 4.648% (50 bp higher spread): roughly **€158,000**. The €29,000 difference is what hiring three banks to compete for the file is actually worth.

Common pitfalls

After auditing dozens of non-resident files, the same mistakes recur:

1. Not negotiating spread. The first quote is rarely the best one. For a strong file, three banks in parallel typically yields 20–40 bp of saving.

2. Underestimating bundled insurance cost. Bank-bundled life and home insurance often runs €70–€100 / month against €40–€60 from an independent broker for equivalent cover. Over 25 years that is €9,000–€18,000. By law (DL 222/2009 and subsequent regulation) you can shop these independently and the bank must accept equivalent coverage from another insurer.

3. Modelling at the entry rate instead of the stress rate. Borrowers who locked in at 2.8% all-in during 2022 watched their payments rise sharply through 2023–2024. Always model at the BdP stress rate (currently +3 pp).

4. Choosing fixed when variable was right. A non-resident with a 5-year holding plan who fixes for 10 years pays the 2% prepayment penalty on exit — often €4,000–€8,000 wasted.

5. Submitting incomplete documents. The largest single cause of delay. If a document is hard to obtain (UK SA302 via HMRC, US transcript backlog), flag it upfront and provide alternatives.

6. Forgetting the cross-sell. The lowest spread is conditional on direct-debit utilities, salary domiciliation, a credit card, and a savings product. As a non-resident you may not realistically use all of these. Calculate the *unconditional* spread before agreeing.

7. Trying to close in 30 days with a foreign-currency profile. Build 60–90 days into the CPCV. Rushed files lose deposits.

8. Ignoring the maximum age at maturity. A 60-year-old applying for a 25-year loan runs into the 75/80 ceiling and is forced into a shorter, more expensive loan.

Final word

A Portuguese euro mortgage is one of the strongest tools in a foreign buyer's toolkit when used correctly: it matches the currency of the asset, frees liquidity for other deployment, and (on long-term rental) acts as a tax shield. In May 2026, with Euribor 6M at 2.548% and competitive spreads compressing toward 1.0%, the all-in cost is low by any standard since 2021.

The cost of getting it wrong is also real: 30–50 bp of unnecessary spread compounded over 25 years is €25,000–€40,000 the borrower never sees back, plus the over-priced bundled insurance, plus a tax-suboptimal product structure. Treat the mortgage process as a six-week negotiation, not a six-week application. Make three banks compete. Read the spread *unconditional* of cross-sell. Re-quote every 2–3 years under DL 74-A/2017.

The critical steps in order:

1. NIF and Portuguese bank account first.
2. Three years of complete documentation in clean PDFs.
3. Pre-approval from at least one bank, ideally three in parallel through a regulated broker.
4. Negotiate spread, bundled products, and prepayment terms — all flexible.
5. Stress test at the BdP +3 pp buffer and at a 20% home-currency weakening before signing.
6. Re-quote every 2–3 years to capture market spread movements.

Related reading

- **Taxes and Costs of Buying Property in Portugal** — the canonical reference for IMT, IMI, AIMI, and stamp duty, including the operational status of Lei 9-A/2026.
- **Mistakes to Avoid with Bank Financing and Mortgages** — the 30-mistake companion to this guide, with worked examples of file rejections.
- **First Home in Portugal** — for buyers becoming Portuguese tax residents who therefore exit the non-resident LTV bracket and enter the BdP 90% / 80% framework.
- **The Risk-Averse Buyer Guide** — the priced-mitigation framework that contextualises mortgage decisions inside total purchase risk.
- **Buying as an Individual vs Through a Company** — for buyers considering corporate structures, which affect mortgage availability and pricing materially.

How 2nd Haus can help

We are buyer-side advisors. We do not earn commission from any bank, broker, or insurer. On the mortgage track, our work is:

- **File audit (€450 fixed)** — we read your draft file the way an underwriter will, before the bank does, and flag the friction points before they cost you spread.
- **Three-bank negotiation (% of saving on spread, capped)** — we run parallel files through 3–4 banks, brief brokers under a tight mandate, and benchmark the outcome.
- **Refinance review (€350 fixed)** — if your existing Portuguese mortgage is more than 24 months old, we re-quote under DL 74-A/2017 and tell you whether moving makes financial sense.

Book a 30-minute call to scope the right service for your file: 2ndhaus.pt/contact.

Sources

Primary

- Banco de Portugal — LTV, DSTI and maturity limits
- Banco de Portugal — FAQ macroprudential measures
- BPstat — Euribor by tenor
- Diário da República — Lei n.º 9-A/2026, de 6 de março
- Decree-Law 74-A/2017 (mortgage credit framework, transposing EU Mortgage Credit Directive)
- ECO — Banco de Portugal prepares brake on under-35 public guarantee, 23 April 2026
- PwC — IMT new practical tables 2026

Further reading

- novobanco — Mortgage credit for non-resident foreigners
- Euribor-rates.eu — Current Euribor rates

Last updated: 15 May 2026. Verified against CANONICAL_FACTS.md 2026-05-15. We refresh this guide quarterly or when Diário da República publishes material changes — most imminently the decreto-lei autorizado under Lei 9-A/2026, expected before 2 September 2026.

Want a buyer-side advisor on your specific case?

2nd Haus is a buyer-side real-estate consultancy specialised in the Algarve. We will tell you not to buy if that is the honest answer.

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