APMLS

CONSUMER GUIDES

Mortgage credit: what to compare between banks

Compare offers on the same date for the same amount, term and borrower profile. Request a FINE at each stage.

What matters

• Read the nominal rate, fixed/variable structure, index, spread and fixed-rate period; the first payment alone does not show future cost.

• Compare APR (TAEG), total amount payable (MTIC), required insurance, fees and optional products. APRs only compare like-for-like conditions.

• Ask for scenarios with higher rates, loss of bundled-product discounts and early repayment costs.

• Check valuation, available loan amount, cash needed and dates. Preapproval is not final loan approval.

• The contractual offer has a minimum validity period and a statutory reflection period; check both in current documentation.

Questions and notes

01 Lender and FINE date:

02 APR, MTIC, payment and insurance cost:

03 What changes if I remove bundled products?

Official sources

Banco de Portugal | FINE e comparação

Banco de Portugal | Regras do crédito habitação

General information, not legal, tax, financial or technical advice. Verify current rules and property-specific facts before deciding. APMLS is independent of the brokerage and is not a party to the transaction.