Mortgages

for non-residents

Borrow 70% on a €900,000 home and you still need around €364,500 of your own money, not €270,000.

WHAT IS INSIDE

1 · MORTGAGE, MARKET PRACTICE

60 to 70%

2 · YOUR CASH TOWARDS THE PRICE

30 to 40%

3 · BUYING COSTS, HOME UP TO €1,000,000

around 10.5%

Usually 60 to 70%, and that is not a rule

If you do not live in Spain, a Spanish bank usually lends 60 to 70% of the purchase price or the valuation, whichever is lower. For someone who does live here, the percentage is usually higher.

Anything above that, plus all the buying costs, comes out of your own money.

WHY LESS THAN FOR A RESIDENT

If you live and work outside Spain, the bank sees less of your income and has fewer options if things go wrong. So it lends less.

MARKET PRACTICE, NOT A RULE

No law sets these percentages. They come from the banks' own policies and vary by bank and by borrower. The offer you are given is the only number that counts.

WHO PAYS WHAT AROUND THE MORTGAGE

NO.	ITEM	WHO PAYS	STATUS
1	Stamp duty on the mortgage deed, 2%	The lender	Fact, Agència Tributària Valenciana
2	Transfer tax on the purchase, 9%	You	Fact, see guide 02 (What it costs)
3	Professional fees, around 1.5% of the price	You	TREE's own figure
4	Valuation by an approved firm, around €300 to €600	You	Indication, varies by bank
5	Arrangement fee, around 0.5% to 1% of the loan	You	Indication, varies by bank

ONE THING PEOPLE OFTEN MISS

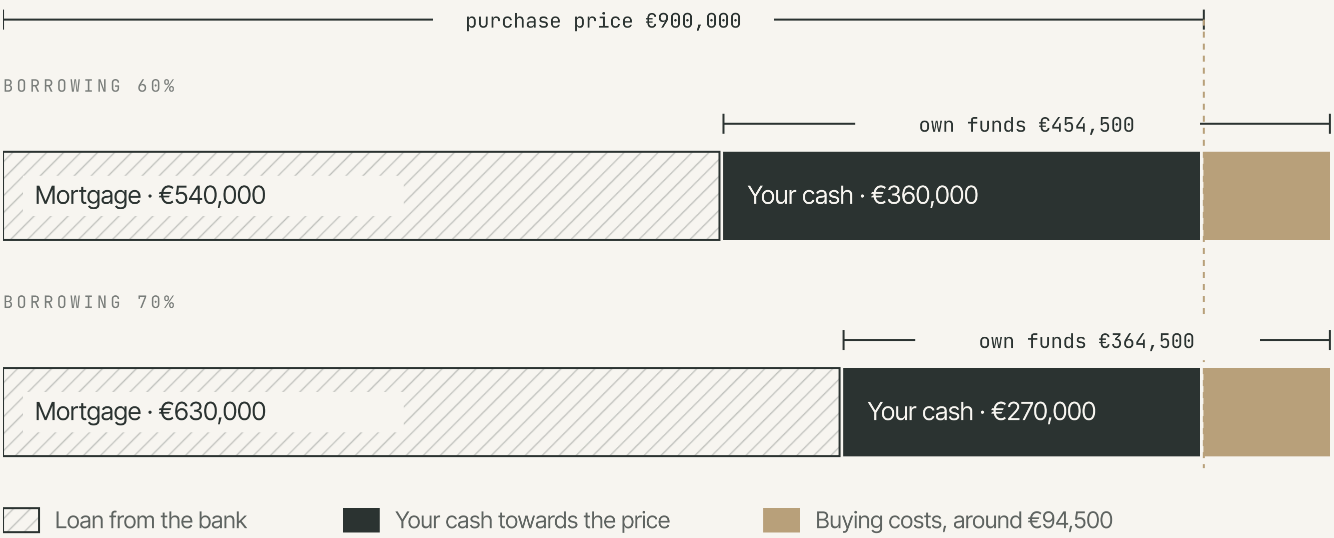
In Spain the lender pays the stamp duty on the mortgage deed, not you. If an offer says otherwise, ask why.

WHAT THE LOAN ITSELF COSTS

The figures in rows 4 and 5 are an indication from our own practice. Ask what they come to in every offer, separately from the interest rate, and add them to the money you bring yourself.

More than the percentage suggests

If the bank lends 70%, 30% of your own money looks like enough. It is not: no bank lends for the buying costs. Those come on top, entirely out of your own pocket.



Our own worked example. Existing home of €900,000, bought from a private seller. Buying costs as in guide 02 (What it costs): 9% transfer tax plus around 1.5% professional fees.

THE SUM	AT 60%	AT 70%
Purchase price	€900,000	€900,000
Mortgage	€540,000	€630,000
Your cash	€360,000	€270,000
Transfer tax, 9%	€81,000	€81,000
Fees, around 1.5%	around €13,500	around €13,500
OWN FUNDS	around €454,500	around €364,500

RULE OF THUMB

40.5%

of the purchase price has to come from you if the bank lends 70%. At 60% it is 50.5%.

ABOVE €1,000,000

Transfer tax rises to 11% on the full value, and buying costs to around 12.5%.

NOT INCLUDED YET

The cost of the loan itself, such as the valuation and the arrangement fee (page 2), and any renovation. If you plan to renovate, budget for it from the start. See guide 04 (Renovation and permits).

PER €100,000 OF PURCHASE PRICE, BORROWING 70%

LOAN	YOUR CASH	BUYING COSTS	OWN FUNDS
€70,000	€30,000	around €10,500	around €40,500

SOURCE · AGÈNCIA TRIBUTÀRIA VALENCIANA · TREE'S OWN FIGURES · OWN CALCULATION

The paperwork, and the valuation

NO.	WHAT	WHAT FOR
1	Identity number for foreigners	Without it, nothing can go in your name
2	Spanish bank account	For repayments and direct debits
3	Proof of income	Payslips, or annual accounts if you run your own business, usually over several years
4	Overview of existing commitments	A mortgage back home, in the Netherlands or Belgium for example, counts too
5	Valuation by an approved firm	Helps decide the amount the bank works with
6	Buildings insurance	Usually required with a mortgage

Compiled from what banks ask for in practice. No legal rule sets this list.

The valuation sets the amount

The bank usually works with the lower of the two values. If the valuation comes in below the agreed price, the loan drops with it and you cover the difference 1 yourself.

Say the valuation is	€850,000
Loan at 70%	€595,000
Instead of	€630,000
EXTRA CASH NEEDED	€35,000

Our own worked example; the valuation is assumed.

WHERE IT GOES WRONG

An extension that is not registered may be left out of the valuation. You are then paying for square metres that, as far as the bank is concerned, do not exist.

Paperwork that does not add up is one of the things our building surveyor finds most often. That is why we survey before the purchase is final. More in guide 03 (The building survey) and guide 06 (The papers that must be right).

Arrange this before you reserve

A reservation starts the clock. Start the mortgage application after that and you are in a race you can lose.

RESERVATION

1	2	3	4
BEFORE YOU SEARCH	BEFORE RESERVING	AFTER RESERVING	AT THE NOTARY
Talk to a bank or adviser	Identity number and Spanish account	Building survey, before the purchase is final	Purchase deed
Your budget, including around 10.5% in costs	Borrowing shown to be realistic	Valuation and bank offer	Mortgage deed, stamp duty paid by the bank

READY TO RESERVE WHEN

	CHECK	WHY
☐	Your own funds also cover the buying costs	No bank lends for those, see page 3
☐	You have the identity number, or have applied for it	No number, no account and no application
☐	A bank has seen your income and commitments	Only then do you know whether 60 or 70% is realistic
☐	You know which value the bank will use	A lower valuation comes out of your own pocket, see page 4
☐	You have discussed a finance condition	It is not in the contract by default

THE FINANCE CONDITION

A condition covering what happens if the finance falls through is something you negotiate with the seller. Agree it before the purchase is final, and have your legal adviser read the wording.

WHAT A BANK ACTUALLY OFFERS

That varies by bank and by borrower. So take every offer through the five questions on page 6: the percentage and which value, what the loan costs, the documents required, the time it takes and the insurance you must have.

OWN FUNDS AT 70%	OWN FUNDS AT 60%	STAMP DUTY, MORTGAGE DEED
around 40.5%	around 50.5%	the bank

As a share of the purchase price, for an existing home up to €1,000,000 bought from a private seller. This is how much needs to be ready before you reserve.

5 questions every offer should answer

1	What percentage do you lend, of the price or the valuation?
2	Apart from the interest, what does the loan itself cost: valuation, arrangement fee?
3	Which documents, and covering how many years?
4	How long from application to binding offer?
5	Which insurance policies do you require?

WHAT WE DO

Work out your budget, including taxes and buying costs, and survey the home before the purchase is final.

WHAT WE DO NOT DO

Give mortgage advice, or promise that the finance will come through. That is the bank's job.

WHO DOES WHAT ON THE FINANCE SIDE

1	The bank	Assesses your income, has the home valued and makes the offer
2	A mortgage adviser	Compares offers from several banks
3	Your legal adviser	Reads the purchase contract and any finance condition
4	Us	Work out your budget and survey the home

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SUBJECT	SOURCE
Lending percentages and documents requested	Market practice of Spanish banks, not a legal rule
Stamp duty on the mortgage deed	Agència Tributària Valenciana · payable by the lender
Transfer tax and buying costs	Ley 5/2025 · guide 02 (What it costs)
Professional fees, loan costs, survey findings	TREE's own figures, indication, 6 and 17 September 2026

General information, not financial or tax advice. The lending percentages are market practice: no rule sets how much a bank must lend. Worked examples are our own calculations. As of 17 September 2026.

THE TREE GUIDES SERIES