As recognised in the Commission report on the review of the Mortgage Credit Directive (MCD), the cross-border provision of mortgages has remained very limited. This is due to the fact that significant barriers remain, including differences in national legislation in areas outside the scope of the Directive such as tax systems, property and land registration, contract law governing the validity of credit agreements, post-contractual issues such as foreclosure rules, but also consumer home bias and language issues. This has again been confirmed by stakeholders in their response to our open public consultation on the MCD, published on 22 November 2021.

The report, however, concluded that the MCD has been overall effective in raising the standard of consumer protection and has helped harmonise mortgage-lending practices across the Member States. The MCD has set specific minimum rules regarding the creditworthiness assessment and valuation standards.

The Commission is currently undertaking a study on the MCD, assessing options to address the identified problems. The study will also assess possibilities to foster the cross-border provision of mortgage loans. In particular, digitalisation may help reduce the need for face-to-face contacts and help facilitate the provision of mortgage loans across borders in the future.

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1 [https://eur-lex.europa.eu/resource.html?uri=cellar:ba9380c3-b23d-11eb-8aca-01aa75ed71a1.0015.02/DOC_1&format=PDF](https://eur-lex.europa.eu/resource.html?uri=cellar:ba9380c3-b23d-11eb-8aca-01aa75ed71a1.0015.02/DOC_1&format=PDF)
