



PRODUCT GUIDE

AUGUST 2025

THIS DOCUMENT IS FOR PROFESSIONAL
INTERMEDIARIES ONLY.



Residential Investment Mortgages

AVAILABLE FOR:

- Properties where over 80% of the rental income is derived from residential use, including:
- Buy to Let
- Houses of Multiple Occupation (HMO)
- Multi-unit Freehold Blocks (MUFB)
- Portfolios

PRODUCT INFORMATION:

- Term length: 2-30 years.
- Minimum Loan: £250k.
- Maximum Loan: £6m (£3m per single asset up to 65% LTV, £2m per single asset over 65% LTV).

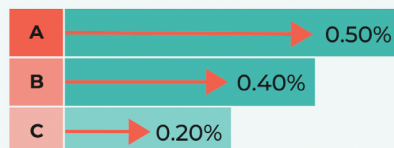
MAXIMUM LTV:

- 2% Fee Product - 75% (76.5% including fee)
- 5% Fee Product - 75% (75% including Fee)

REPAYMENT OPTIONS:

- Interest Only
- Capital and Interest

RATES TAILORED TO EACH INDIVIDUAL CASE.



GREEN REWARD CASHBACK AVAILABLE:

- For properties with an EPC rating of A-C.
- Including portfolios with 50% or more of properties rated A-C.
- EPC cashback reflective of most commonly occurring EPC rating between A-C



PRODUCT TYPE	FEE	PAY RATE FROM	STRESS RATE
Variable Rate*	2.00%	7.49%	The higher of: Pay Rate + 2% OR 5.50%
2 - Year Fixed Rate	2.00%	6.49%	
	5.00%	5.89%	
3 - Year Fixed Rate	2.00%	6.49%	
	5.00%	5.89%	
5 - Year Fixed Rate	2.00%	6.49%	Pay Rate
	5.00%	5.89%	

*Variable Rate based on a margin from 3.49% + Redwood Bank Base Rate. Fixed Rates will revert to their equivalent variable rate + Redwood Bank Base Rate. Note: The Redwood Bank Base Rate is currently 4.00%.

Semi-Commercial Investment Mortgages

AVAILABLE FOR:

- Mixed-use properties where over 50% and up to 80% of the rental income is derived from residential use.

PRODUCT INFORMATION:

- Term length: 2-30 years.
- Minimum Loan: £250k.
- Maximum Loan: £6m (£3m per single asset up to 65% LTV, £2m per single asset over 65% LTV).

MAXIMUM LTV:

- 2% Fee Product - 75% (76.5% including fee)
- 5% Fee Product - 75% (75% including Fee)

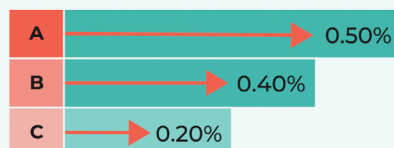
REPAYMENT OPTIONS:

- Interest Only
- Capital and Interest

RATES TAILORED TO EACH INDIVIDUAL CASE.

PRODUCT TYPE	FEE	PAY RATE FROM	STRESS RATE
Variable Rate*	2.00%	7.49%	The higher of: Pay Rate + 2% OR 5.50%
2 - Year Fixed Rate	2.00%	6.49%	
	5.00%	5.89%	
3 - Year Fixed Rate	2.00%	6.49%	
	5.00%	5.89%	
5 - Year Fixed Rate	2.00%	6.49%	Pay Rate
	5.00%	5.89%	

*Variable Rate based on a margin from 3.49% + Redwood Bank Base Rate. Fixed Rates will revert to their equivalent variable rate + Redwood Bank Base Rate. Note: The Redwood Bank Base Rate is currently 4.00%.



GREEN REWARD CASHBACK AVAILABLE:

- For properties with an EPC rating of A-C.
- Including portfolios with 50% or more of properties rated A-C.
- EPC cashback reflective of most commonly occurring EPC rating between A-C



Commercial Mortgages

AVAILABLE FOR:

- Commercial properties.
- Mixed-use properties where 50% or more of the income is derived from commercial use.

PRODUCT INFORMATION:

- Term length: up to 25 years.
- Minimum Loan: £250k.
- Maximum Loan: £6m (£3m per single asset up to 65% LTV, £2m per single asset over 65% LTV).

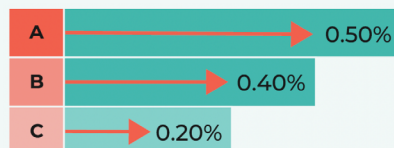
MAXIMUM LTV:

- 2% Fee Product - 70% (71.4% including fee).
- 5% Fee Product - 70% (71.4% including fee).

REPAYMENT OPTIONS:

- Capital and Interest
- Up to 5 years Interest Only, as part of a Capital and Interest repayment term mortgage.

RATES TAILORED TO EACH INDIVIDUAL CASE.



GREEN REWARD CASHBACK AVAILABLE:

- For properties with an EPC rating of A-C.
- Including portfolios with 50% or more of properties rated A-C.
- EPC cashback reflective of most commonly occurring EPC rating between A-C



PRODUCT TYPE	FEE	PAY RATE FROM	STRESS RATE
Variable Rate*	2.00%	8.49%	The higher of: Pay Rate + 2% OR 5.50%
2 - Year Fixed Rate	2.00%	7.99%	
	5.00%	7.39%	
3 - Year Fixed Rate	2.00%	7.99%	
	5.00%	7.39%	
5 - Year Fixed Rate	2.00%	7.99%	Pay Rate
	5.00%	7.39%	

*Variable Rate based on a margin from 4.49% + Redwood Bank Base Rate. Fixed Rates will revert to their equivalent variable rate + Redwood Bank Base Rate. Note: The Redwood Bank Base Rate is currently 4.00%.

Affordability Criteria

FOR INVESTMENT MORTGAGES:

The properties' rental income must meet the minimum applicable coverage ratio to confirm the affordability of the loan.

FOR COMMERCIAL OWNER OCCUPIER MORTGAGES:

The lower of the average of the last three years' trading accounts or the most recent 12 months accounts must meet the minimum applicable coverage ratio to confirm the affordability of the loan.

REPAYMENT TYPES:

The affordability of loans on an Interest Only repayment type will be assessed using the interest coverage ratio (ICR).

Those on a Capital and Interest repayment type or Interest Only reverting to Capital and Interest will be assessed using the debt service coverage ratio (DSC) over the amortising period of the loan.

PRODUCT TYPE	PRODUCT TYPE	LTD COMPANY	PERSONAL	5 YEAR FIXED ASSESSMENT RATE	VARIABLE, 2 AND 3 YEAR FIXED ASSESSMENT RATE
Residential Investment	Residential BTL, Small HMO/MUFB	125%	140%	Pay Rate Only	The higher of: Pay Rate + 2% OR 5.50%
	Large HMO/MUFB	145%	175%		
	Semi-Commercial	130%	145%		
Commercial Mortgages	Commercial Investment	135%	150%	Pay Rate Only	The higher of: Pay Rate + 2% OR 5.50%
	Commercial Owner Occupier	135%	150%		
	Large HMO (Commercially weighted)	145%	175%		

Fees and Charges

VALUATION FEES	Prior to taking a First Legal Charge, the Bank will obtain an independent professional RICS valuation survey, provided through the VAS Group.	
	Your client is responsible for paying this valuation fee.	
EARLY REPAYMENT CHARGES (ERCS)	The Bank will not lend on an asset deemed not suitable as security by the independent body.	
	Variable Rate	5% 4% 4% 3% 2% (Years 1-5)
	2-Year Fixed Rate	4% 3% (Years 1-2)
	3-Year Fixed Rate	4% 3% 2% (Years 1-3)
OVERPAYMENTS	5-Year Fixed Rate	5% 4% 4% 3% 2% (Years 1-5)
	Clients may pay up to 10% of the original loan balance each year without incurring fees. Any additional overpayments over 10% will be subject to early repayment charges while the client is inside their early repayment charge window.	
PROCURATION FEES	Residential deals: 1.50% Semi-Commercial deals: 1.50% Commercial deals: 1.00%	



Contact us

New business enquiries contact:

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For the regional office for business mortgages in the South and East or general enquiries contact:

0330 053 6067

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01925 594076



Alternative fee



Commercial Mortgages
criteria guide



Meet our Business
Development Team



Residential Mortgages
criteria guide



Our Green
Reward Cashback



Our Latest News

Mortgages are secured on your clients property. Your client could lose their property if they do not keep up payments on their mortgage.

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