

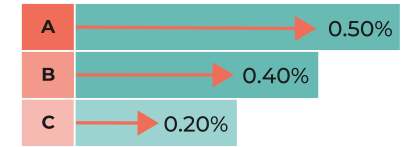


Available for:

- Commercial investment properties.
- Commercial owner-occupied properties.
- Mixed-use properties where 50%+ of income is derived from a commercial source.

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 information

- **Term length**
 - 2-25 years.
- **Loans from £250k to £6m**
 - Up to £4m per single asset up to 60% LTV (+ fees).
 - Up to £3m per single asset over 60% LTV (+ fees).
- **Flexible payment options**
 - Capital and interest, with initial interest only options (up to 10 years for investment and four years for owner-occupier).
 - Capital and interest.
- **Rates tailored to each individual case**

Product Type	Max LTV	Product Fee	Pay Rate From	Stressed Rate
Variable Rate*	70% + Fee	2%	8.99%	Variable Rate + 2%
2-Year Fixed Rate**	70% + Fee	2%	7.99%	Variable Rate + 2%
3-Year Fixed Rate**	70% + Fee	2%	7.99%	Variable Rate + 2%
5-Year Fixed Rate**	70% + Fee	2%	7.99%	Pay Rate
5-Year Fixed Rate**	68% + Fee	5%	7.39%	Pay Rate

* Variable Rate based on a margin from 4.49% + Bank of England Base Rate.

** Fixed Rates will revert to its equivalent Variable Rate + Redwood Bank Base Rate.

Note: Redwood Bank Base Rate is currently 4.50%

Fees and charges

- Procurement fee: 1.00%.
- Borrower is responsible for costs associated with valuation and legal process.
- Dual legal representation available.
- Facility fee of £500 (refunded upon loan completion).

Product Type	Standard ERCs	Green Reward ERCs	Overpayments per year
Variable Rate	3%, 3%, 3%, 2%, 1%	3.5%, 3.5%, 3.5%, 2.5%, 1.5%	10%
2-Year Fixed Rate	2%, 1%	2.5%, 1.5%	10%
3-Year Fixed Rate	3%, 2%, 1%	3.5%, 2.5%, 1.5%	10%
5-Year Fixed Rate	3%, 3%, 3%, 2%, 1%	3.5%, 3.5%, 3.5%, 2.5%, 1.5%	10%



Customer criteria:

- Available to **limited companies, sole traders, partnerships, and SIPP and SSAS schemes.**
- Customer must evidence being an **experienced property investor.**
- Borrower to be a maximum age of **75** at the end of the loan term.
- Lending to UK based companies, individuals and expats.

Security criteria:

- Lending to properties in **England, Scotland and Wales.**
- Lending secured via a First charge over the properties, with guarantee and debentures required for lending to a Limited Company.
- Minimum EPC rating of an E, subject to exemptions.

Affordability

- For commercial investment cases, affordability will be based on the net rental income after a 10% cost deduction is taken.
- For commercial owner-occupier cases, affordability will be based on the EBITDA.
- **Capital and interest with initial interest only options:**
 - Must meet DSC based on Pay Rate and remaining amortising term.
 - Must meet 100% DSC based on Stressed Pay Rate and amortising term.
- **Capital and interest:**
 - Must meet DSC based on Pay Rate.
 - Must meet 100% DSC based on Stressed Rate.

Asset Class	Security Type	Max LTV	ICR	DSC	Interest Only Information
Commercial Mortgage	Commercial Investment	70% (+ fees)	130%	130%	Max 2 years as part of C&I facility
		60% (+ fees)	130%	130%	Max 4 years as part of C&I facility
		50% (+ fees)	130%	130%	Max 10 years as part of C&I facility
	Commercial Owner Occupier	70% (+ fees)	145%	145%	N/A
		65% (+ fees)	130%	130%	N/A
		60% (+ fees)	130%	130%	Max 4 years as part of C&I facility

Valuation

Security Type	What We Use
Commercial Investment	Lower of market or passing rent against the lower of market value or vacant possession.
Commercial Owner Occupier	Adjusted EBITDA against the lower of market value or vacant possession

Required documents

Applicant Type	3 months business bank statement	3 years limited company accounts	Property schedule (per applicant)	ALIE Form (per applicant)	3 months personal bank statements (per applicant)	3 years tax
Limited Company	✓	✓	✓	✓	✓	
Sole Trader/ Partnership			✓	✓	✓	✓