RedwoodBank
IT'S ABOUT TIME

PRODUCT GUIDE

SEPTEMBER 2026

THIS DOCUMENT IS FOR PROFESSIONAL INTERMEDIARIES ONLY.

Residential Buy-to-Let Bridging - Standard and Refurbishment Loans

ELIGIBLE PROPERTIES:

- Residential or semi commercial properties located in England and Wales where over 50% of rental income is derived from residential use, including:
  - Buy to Let
  - Houses of Multiple Occupation (HMO)
  - Multi unit Freehold Blocks (MUFBs)
  - Portfolios

AVAILABLE FOR:

- Auction and property purchases including below market value acquisitions
- Development exit
- Refinancing
- Light/medium refurbishment works under permitted development rights
- Exit via refinance with Redwood or an alternative lender

BORROWERS:

- UK registered limited companies, LLPs, partnerships and sole traders

REPAYMENT OPTIONS:

- Rolled Interest - bullet payment at the end of the term

PRODUCT INFORMATION:

- Term Length: 6, 9 and 12 months
- Minimum Loan: £100k
- Maximum Loan: £2m
- First charge, secured against the asset

MAXIMUM LTV:

- Standard bridging: Up to 75% LTV (including fees and rolled interest)
- Refurbishment bridging: The lower of up to 80% Day 1 LTV (including fees and rolled interest) or 75% of post-works value (including fees and rolled interest)

100% VALUATION FEE CASHBACK:

- Available on bridging loan applications submitted on or after 1 September 2026.
- Valuation fees must be paid within 31 days of DIP.
- Cashback paid following drawdown.

Pricing

LTV	FEE	STANDARD BRIDGING
Up to 50%	2%	0.70%
Up to 65%	2%	0.72%
Up to 75%	2%	0.75%

LTV	FEE	REFURBISHMENT BRIDGING
Up to 50%	2%	0.79%
Up to 65%	2%	0.80%
Up to 80%	2%	0.85%

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 (MUFBs)
  - Portfolios

REPAYMENT OPTIONS:

- Interest Only
- Capital and Interest

PRODUCT INFORMATION:

- Term length: 2-30 years.
- Minimum Loan: £250k.
- Maximum Loan: £10m
  - £6.5m per single asset up to 65% LTV
  - £4m per single asset at 65% LTV and above

MAXIMUM LTV:

- 2% Fee Product - 76.5% including fee
- 5% Fee Product - 76.5% including fee

CASHBACK OFFERS More information on the cashback offers page.

GREEN CASHBACK REWARD:

- 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.

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100% VALUATION FEE CASHBACK:

- 100% cashback on residential investment properties, including BTLs, HMOs, MUFBs and qualifying semi-commercial properties (where over 50% and up to 80% of rental income is derived from buy-to-let or small HMOs/ MUFBs)
- Valuation fee must be paid within 31 calendar days of DIP.
- Cashback paid following drawdown.
- Can be used in conjunction with Green Cashback Reward.

Tier 1 Pricing

This is pricing under Tier 1 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.64%	6.04%	6.04%	6.14%
	5%	-	4.84%	5.19%	5.54%
Up to 60%	2%	6.74%	6.14%	6.14%	6.24%
	5%	-	4.94%	5.29%	5.64%
Up to 70%	2%	6.99%	6.39%	6.39%	6.49%
	5%	-	5.19%	5.54%	5.89%
Up to 75%	2%	7.29%	6.69%	6.69%	6.79%
	5%	-	5.49%	5.84%	6.19%
Over 75%	2%	7.39%	6.79%	6.79%	6.89%
	5%	-	5.59%	5.94%	6.29%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin + Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 3.99%, Tier 2 - 4.09%, Tier 3 - 4.34%

Tier 2 Pricing

This is pricing under Tier 2 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.74%	6.14%	6.14%	6.24%
	5%	-	4.94%	5.29%	5.64%
Up to 60%	2%	6.84%	6.24%	6.24%	6.34%
	5%	-	5.04%	5.39%	5.74%
Up to 70%	2%	7.09%	6.49%	6.49%	6.59%
	5%	-	5.29%	5.64%	5.99%
Up to 75%	2%	7.39%	6.79%	6.79%	6.89%
	5%	-	5.59%	5.94%	6.29%
Over 75%	2%	7.49%	6.89%	6.89%	6.99%
	5%	-	5.69%	6.04%	6.39%

Tier 3 Pricing

This is pricing under Tier 3 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.99%	6.39%	6.39%	6.49%
	5%	-	5.19%	5.54%	5.89%
Up to 60%	2%	7.09%	6.49%	6.49%	6.59%
	5%	-	5.29%	5.64%	5.99%
Up to 70%	2%	7.34%	6.74%	6.74%	6.84%
	5%	-	5.54%	5.89%	6.24%
Up to 75%	2%	7.64%	7.04%	7.04%	7.14%
	5%	-	5.84%	6.19%	6.54%
Over 75%	2%	7.74%	7.14%	7.14%	7.24%
	5%	-	5.94%	6.29%	6.64%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin + Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 3.99%, Tier 2 - 4.09%, Tier 3 - 4.34%

Semi-Commercial Mortgages

AVAILABLE FOR:

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

REPAYMENT OPTIONS:

- Interest Only
- Capital and Interest

PRODUCT INFORMATION:

- Term length: 2-30 years.
- Minimum Loan: £250k.
- Maximum Loan: £10m
  - £6.5m per single asset up to 65% LTV
  - £4m per single asset at 65% LTV and above

MAXIMUM LTV:

- 2% Fee Product - 76.5% including fee
- 5% Fee Product - 76.5% including fee

CASHBACK OFFERS More information on the cashback offers page.

GREEN CASHBACK REWARD:

- 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.

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100% VALUATION FEE CASHBACK:

- 100% cashback on residential investment properties, including BTLs, HMOs, MUFBs and qualifying semi-commercial properties (where over 50% and up to 80% of rental income is derived from buy-to-let or small HMOs/ MUFBs)
- Valuation fee must be paid within 31 calendar days of DIP.
- Cashback paid following drawdown.
- Can be used in conjunction with Green Cashback Reward.

Tier 1 Pricing

This is pricing under Tier 1 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.64%	6.04%	6.04%	6.14%
	5%	-	4.84%	5.19%	5.54%
Up to 60%	2%	6.74%	6.14%	6.14%	6.24%
	5%	-	4.94%	5.29%	5.64%
Up to 70%	2%	6.99%	6.39%	6.39%	6.49%
	5%	-	5.19%	5.54%	5.89%
Up to 75%	2%	7.29%	6.69%	6.69%	6.79%
	5%	-	5.49%	5.84%	6.19%
Over 75%	2%	7.39%	6.79%	6.79%	6.89%
	5%	-	5.59%	5.94%	6.29%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin + Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 3.99%, Tier 2 - 4.09%, Tier 3 - 4.34%

Tier 2 Pricing

This is pricing under Tier 2 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.74%	6.14%	6.14%	6.24%
	5%	-	5.94%	5.29%	5.64%
Up to 60%	2%	6.84%	6.24%	6.24%	6.34%
	5%	-	5.04%	5.39%	5.74%
Up to 70%	2%	7.09%	6.49%	6.49%	6.59%
	5%	-	5.29%	5.64%	5.99%
Up to 75%	2%	7.39%	6.79%	6.79%	6.89%
	5%	-	5.59%	5.94%	6.29%
Over 75%	2%	7.49%	6.89%	6.89%	6.99%
	5%	-	5.69%	6.04%	6.39%

Tier 3 Pricing

This is pricing under Tier 3 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	6.99%	6.39%	6.39%	6.49%
	5%	-	5.19%	5.54%	5.89%
Up to 60%	2%	7.09%	6.49%	6.49%	6.59%
	5%	-	5.29%	5.64%	5.99%
Up to 70%	2%	7.34%	6.74%	6.74%	6.84%
	5%	-	5.54%	5.89%	6.24%
Up to 75%	2%	7.64%	7.04%	7.04%	7.14%
	5%	-	5.84%	6.19%	6.54%
Over 75%	2%	7.74%	7.14%	7.14%	7.24%
	5%	-	5.94%	6.29%	6.64%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin + Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 3.99%, Tier 2 - 4.09%, Tier 3 - 4.34%

Commercial mortgages

AVAILABLE FOR:
- Commercial Property
- Mixed use properties where 50% or more of the rental income is derived from commercial use.

REPAYMENT OPTIONS:
- Capital and Interest
- Interest Only up to Maximum term of 20-years

PRODUCT INFORMATION:
- Term length: 2-30 years.
- Minimum Loan: £250k.
- Maximum Loan: £10m
  - £6.5m per single asset up to 60% LTV
  - £4m per single asset at 60% LTV and above

MAXIMUM LTV:
- 2% Fee Product - 71.4% including fee
- 5% Fee Product - 71.4% including fee

CASHBACK OFFERS More information on the cashback offers page.

GREEN CASHBACK REWARD:
- 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.

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100% VALUATION FEE CASHBACK:
- Available on commercial mortgage applications submitted on or after 15 September 2026.
- The valuation fee must be paid within 31 calendar days of the Formal Offer date.
- 100% cashback on valuation fees.
- Cashback paid following drawdown.
- Can be used in conjunction with Green Cashback Reward.

Tier 1 Pricing

This is pricing under Tier 1 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	7.64%	7.54%	7.54%	7.64%
	5%	-	6.34%	6.69%	7.04%
Up to 60%	2%	7.74%	7.64%	7.64%	7.74%
	5%	-	6.44%	6.79%	7.14%
Up to 70%	2%	7.99%	7.89%	7.89%	7.99%
	5%	-	6.69%	7.04%	7.39%
Over 70%	2%	8.29%	8.19%	8.19%	8.29%
	5%	-	6.99%	7.34%	7.69%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin.
+ Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 4.99%, Tier 2 - 5.09%, Tier 3 - 5.34%.

Tier 2 Pricing

This is pricing under Tier 2 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	7.74%	7.64%	7.64%	7.74%
	5%	-	6.44%	6.79%	7.14%
Up to 60%	2%	7.84%	7.74%	7.74%	7.84%
	5%	-	6.54%	6.89%	7.24%
Up to 70%	2%	8.09%	7.99%	7.99%	8.09%
	5%	-	6.79%	7.14%	7.49%
Over 70%	2%	8.39%	8.29%	8.29%	8.39%
	5%	-	7.09%	7.44%	7.79%

Tier 3 Pricing

This is pricing under Tier 3 creditworthiness. The detailed tiering assessment is available under the credit tab

LTV	FEE	VARIABLE*	2-YEAR FIXED	3-YEAR FIXED	5-YEAR FIXED
Up to 50%	2%	7.99%	7.89%	7.89%	7.99%
	5%	-	6.69%	7.04%	7.39%
Up to 60%	2%	8.09%	7.99%	7.99%	8.09%
	5%	-	6.79%	7.14%	7.49%
Up to 70%	2%	8.34%	8.24%	8.24%	8.34%
	5%	-	7.04%	7.39%	7.74%
Over 70%	2%	8.64%	8.54%	8.54%	8.64%
	5%	-	7.34%	7.69%	8.04%

*Variable Rate inclusive of Redwood Bank Base Rate which is currently 3.75%. Fixed rates will revert to a variable margin + Redwood Bank Base Rate. The reversion margins are as follows: Tier 1 - 4.99%, Tier 2 - 5.09%, Tier 3 - 5.34%.

Affordability Criteria

FOR BRIDGING LOANS:

The properties' expected future rental income must meet the minimum applicable coverage ratio to confirm the exit viability of the loan.

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 3-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 and Rolled Interest repayment type will be assessed using the interest coverage ratio (ICR).
Those on a Capital and Interest repayment type will be assessed using the debt service coverage ratio (DSC) over the amortising period of the loan.

PRODUCT TYPE	PROPERTY TYPE	MIN. APPLICABLE COVERAGE RATIO		5 YEAR FIXED ASSESSMENT RATE	VARIABLE, 2 AND 3 YEAR FIXED ASSESSMENT RATE
		LTD COMPANY	PERSONAL		
Bridging Loans	Residential BTL, Small HMO/MUFB	125%	140%		
	Large HMO/MUFB	145%	175%		
	Semi-Commercial	130%	145%		
Residential Investment	Residential BTL, Small HMO/MUFB	125%	140%	Pay Rate Only	The higher of: Pay Rate + 1% OR 5.50%
	Large HMO/MUFB	145%	175%		
	Semi-Commercial	130%	145%		
Commercial Mortgages	Commercial Investment	130%	145%	Pay Rate Only	The higher of: Pay Rate + 1% OR 5.50%
	Commercial Owner Occupier	130%	-		
	Large HMO (Commercially weighted)	145%	175%		

Customer Creditworthiness

THE BANK'S CREDIT TIERING IS AS FOLLOWS:

CREDIT TIER	TIER 1	TIER 2	TIER 3
CCJs	0 in the last 24 months.	0 in the last 24 months (CCJs lower than £250 accepted), need to be satisfied by approval.	Not more than 2 in the last 24 months (CCJs lower than £250 accepted), need to be satisfied by approval.
Defaults	0 in the last 24 months.	0 in the last 24 months (Defaults lower than £250 accepted), need to be satisfied by approval.	Not more than 1 in the last 24 months (Defaults lower than £250 accepted), need to be satisfied by approval.
Secured Arrears	0 missed payments in the last 24 months. No unpaid historic arrears.	0 missed payments in the last 12 months. No unpaid historic arrears.	Not more than 1 missed payments in the last 12 months. No unpaid historic arrears.
Unsecured Arrears	0 instances of arrears or arrangement to pay in the last 12 months.	Not more than 1 instance (over £250) of arrears or arrangement to pay in the last 12 months.	Not more than 2 instances (over £250) of arrears or arrangement to pay in the last 12 months.
Bankruptcy	Discharged for at least 36 months.	Discharged for at least 24 months.	Discharged for at least 12 months.
Business Credit Profile	None registered or outstanding in the last 36 months: • Receivership • Administration order • Winding up petition • Disqualified directors • Compulsory liquidation • CVA/IVA	None registered or outstanding in the last 36 months: • Receivership • Administration order • Winding up petition • Disqualified directors • Compulsory liquidation • CVA/IVA	None registered or outstanding in the last 24 months: • Receivership • Administration order • Winding up petition • Disqualified directors • Compulsory liquidation • CVA/IVA
Credit Score	Commercial Delphi Score is >50 and personal score(s) is >800	Borrower is a dormant company. Commercial Delphi Score ≤50 or personal score(s) is ≤800	Borrower is a dormant company. Commercial Delphi score ≤25 or personal score(s) is ≤800

Fees

VALUATION FEES	We will obtain an independent professional RICS valuation survey for residential investment and semi-commercial products. This will be obtained following the issuance of a Decision in Principle and prior to making a formal offer. For commercial products this will be obtained following the issuance of the formal offer. Your client is responsible for paying this valuation fee. The Bank will not lend on an asset deemed an unsuitable security by the independent body.	
EARLY REPAYMENT CHARGES (ERCS)	Bridging Loan	If a loan is repaid at any point before the end of 3-months, interest will be automatically accrued to equate to 3-months of interest.
	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)
	5-Year Fixed Rate	5% 4% 4% 3% 2% (Years 1-5)
OVERPAYMENTS	Term lending: 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 whilst the client is inside their early repayment charge window. Bridging: Clients may overpay as a partial redemption during the life of their loan. The early repayment charge will apply during the first three months. Please contact us to learn more.	
PROCURATION FEES	Bridging deals: 2.00% Residential deals: 1.50% Semi-Commercial deals: 1.50% Commercial deals: 1.50%	
ARRANGEMENT FEES	2% or 5%* - please refer to the relevant product page.	

*Note applicable for bridging loans

Green Reward

SUPPORTING ENERGY EFFICIENCY

We are committed to helping landlords improve the sustainability of their properties. The award-winning Green Cashback Reward gives a financial incentive for landlords that have properties with strong Energy Performance Certificate (EPC) ratings, providing a cash boost while supporting a greener future.

A CASH BOOST FOR LANDLORDS

Landlords can receive cashback on properties with an EPC rating of C or better. Portfolios also qualify if at least half of the properties meet this rating.

AVAILABLE ACROSS OUR LENDING PRODUCTS

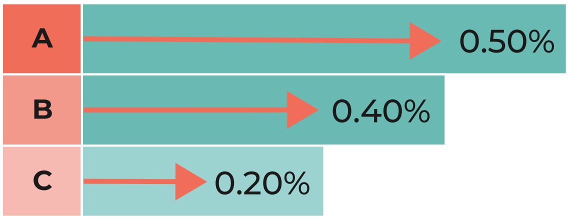
The Green Cashback Reward is available with all our commercial, semi-commercial and residential investment mortgages. It also applies to portfolios, provided at least half of the properties are EPC C or above.

SIMPLE AND AUTOMATIC

There's no extra work required. We apply the Green Cashback Reward automatically on every qualifying deal.

HOW MUCH YOU CAN EARN

The higher the EPC rating, the greater the cashback:



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Lender SHORTLISTED Innovation of the Year 2024 NACFB

100% Valuation Fee Cashback

SUPPORTING LANDLORDS

For a limited time, Redwood Bank is offering customers 100% cashback on valuation fees for:

- Residential investment mortgages (from 1 July 2026)
- Bridging loans (from 1 September 2026)
- Commercial mortgages (from 15 September 2026)

HOW IT WORKS FOR COMMERCIAL MORTGAGES

- Receive the Formal Offer – this starts the 31-day eligibility window.
- The valuation fee must be paid within 31 calendar days of the Formal Offer date.
- Customers will receive 100% cashback on their valuation fee (via bank transfer) after the loan draws down.

HOW IT WORKS FOR RESIDENTIAL INVESTMENT MORTGAGES, SEMI-COMMERCIAL MORTGAGES AND BRIDGING LOANS

- Receive the Decision in Principle (DIP) – this starts the 31-day eligibility window.
- The valuation fee must be paid within 31 calendar days of the DIP date.
- Loan completion – customers will receive 100% cashback on their valuation fee (via bank transfer) after the loan draws down.

WHAT HAPPENS IF THE OFFER IS WITHDRAWN?

If the offer is withdrawn, customers who received a DIP offer before the withdrawal date will still have their full 31-day window to qualify. However, a DIP issued after the offer withdrawal date will not be eligible for the cashback refund.

PLUS...

Offer can be used in conjunction with our Green Cashback Reward.

We reserve the right to withdraw the offer. This offer is subject to change and eligibility criteria. Mortgages are secured on your client's property. Your client could lose their property if they do not keep up payments on their mortgage.

RedwoodBank
IT'S ABOUT TIME

Contact us

New business enquiries contact:
brokers@redwoodbank.co.uk

For the regional office for mortgage enquiries in the Midlands and South, as well as Wales, contact:
0330 053 6067

For the regional office for mortgage enquiries in the North West, North East, Yorkshire and Humberside, as well as Scotland, contact:
01925 594076

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