

# PRODUCT GUIDE

JULY 2026

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 (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.



### 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.



### 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

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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%

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Up to 50%	2%	6.99%	6.39%	6.39%	6.49%
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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.
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- Valuation fee must be paid within 31 calendar days of DIP.
- Cashback paid following drawdown.
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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 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		
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: <ul style="list-style-type: none"> <li>• Receivership</li> <li>• Administration order</li> <li>• Winding up petition</li> <li>• Disqualified directors</li> <li>• Compulsory liquidation</li> <li>• CVA/IVA</li> </ul>	None registered or outstanding in the last 36 months: <ul style="list-style-type: none"> <li>• Receivership</li> <li>• Administration order</li> <li>• Winding up petition</li> <li>• Disqualified directors</li> <li>• Compulsory liquidation</li> <li>• CVA/IVA</li> </ul>	None registered or outstanding in the last 24 months: <ul style="list-style-type: none"> <li>• Receivership</li> <li>• Administration order</li> <li>• Winding up petition</li> <li>• Disqualified directors</li> <li>• Compulsory liquidation</li> <li>• CVA/IVA</li> </ul>
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

<b>VALUATION FEES</b>	<p>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.</p> <p>Your client is responsible for paying this valuation fee.</p> <p>The Bank will not lend on an asset deemed an unsuitable security by the independent body.</p>	
	Variable Rate	5% 4% 4% 3% 2% (Years 1-5)
<b>EARLY REPAYMENT CHARGES (ERCS)</b>	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)
<b>OVERPAYMENTS</b>	<p>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.</p>	
<b>PROCURATION FEES</b>	<p>Residential deals: 1.50%</p> <p>Semi-Commercial deals: 1.50%</p> <p>Commercial deals: 1.50%</p>	
<b>ARRANGEMENT FEES</b>	<p>2% or 5% - please refer to the relevant product page.</p>	

# 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:



The Mortgage

AWARDS 2025 WINNER

Best Innovation in the Mortgage Space



# 100% Valuation Fee Cashback

## SUPPORTING LANDLORDS

For a limited time from July 1, 2026, Redwood Bank is offering\* customers 100% cashback on valuation fees across our residential proposition mortgages, including:

- Buy-to-let (BTL)
- Houses in Multiple Occupation (HMO)
- Multi-Unit Freehold Blocks (MUFb)
- Semi-commercial properties (where over 50% and up to 80% of rental income is derived from buy-to-let or small HMOs/MUFb)

## HOW IT WORKS

- Receive your Decision in Principle (DIP) offer – this starts your customer's eligibility window.
- Pay the valuation fee within 31 days of the DIP offer date.
- Loan completion – customers will receive 100% cashback on their valuation fee.

## TIMING IS KEY

Your customer must pay their valuation fee within 31 days their DIP being issued to qualify. Customers with a DIP issued before July 1 2026 also qualify, provided the valuation fee is paid within the 31 day window on or after 1st July.

## PLUS...

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

## DON'T MISS OUT

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.

\*This offer is subject to change and eligibility criteria.

[Click here for more information.](#)

## Contact us

**New business enquiries contact:**

[brokers@redwoodbank.co.uk](mailto: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.**

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