

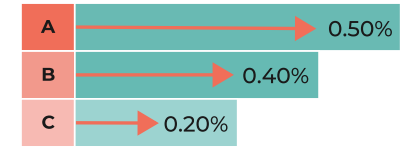


Available for:

- Mixed-use properties where over 50% of rental income is derived from a residential 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**
 - 2-30 years (up to 35 years for properties located within the M25).
- Loans from £250k to £6m**
 - Up to £4m per single asset up to 65% LTV (+ fees).
 - Up to £3m per single asset over 65% LTV (+ fees).
- Flexible payment options**
 - Interest only.
 - Capital and interest, with interest only options (up to 10 years).
 - Capital and interest.
- Rates tailored to each individual case**

Loan Size	Product Type	Max LTV	Product Fee	Pay Rate From	Stressed Rate
Up to £500K	Variable Rate*	75% + Fee	2%	8.74%	Variable Rate + 2%
	2 & 3 Year Fixed Rate**	75% + Fee	2%	6.99%	Variable Rate + 2%
	5- Year Fixed Rate**	75% + Fee	2%	6.99%	Pay Rate
71.4% + Fee		5%	6.39%	Pay Rate	
Over £500K	Variable Rate*	75% + Fee	2%	8.24%	Variable Rate + 2%
	2 & 3 Year Fixed Rate**	75% + Fee	2%	6.49%	Variable Rate + 2%
	5- Year Fixed Rate**	75% + Fee	2%	6.49%	Pay Rate
71.4% + Fee		5%	5.89%	Pay Rate	

* Variable Rate based on a margin from 3.49% + Bank of England Base Rate.

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

Note: Redwood Bank Base Rate is currently 4.75%

Fees and Charges

- Procurations fee: 1.50%.
- 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 and partnerships.**
- 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 E, subject to exemptions.

Affordability

- **Affordability will be based on the net rental income after the following cost deductions are taken:**
 - BTL & HMO 1 - 10%
 - HMO 2-4 - 25%
- **Interest only:**
 - Must meet 125% ICR based on Pay Rate
 - Must meet 100% ICR based on Stressed Rate.
- **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
Standard BTL	BTL	70% (+ fees)	125%	125%	Max 30 years
		75% (+ fees)	140%	125%	
HMO/MUFB	HMO 1	70% (+ fees)	125%	125%	
		75% (+ fees)	140%	125%	
HMO/MUFB	HMO 2 and 3	70% (+ fees)	130%	130%	Max 30 years up to 70% LTV
		75% (+ fees)	130%	130%	
	HMO 4	70% (+ fees)	130%	130%	Max 5 Years as part of C&I facility

Valuation

Security Type	What We Use
BTL	Lower of market or passing rent against the lower of market value or vacant position
HMO1	
HMO 2 & 3	
HMO 4	

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			✓	✓	✓	✓