



Additional Product Information

- Available for all core Redwood products (Residential BTL, Commercial Inv. and Commercial Owner Occupier)
- Variable rate & 2, 3 and 5 year fixed rate products available across all core Redwood products.
- Rates will be tailored to each customer's needs.
- For fixed rates, customers will revert to a pre-agreed margin, plus the Bank of England Base Rate.
- Products can service the following:
 - Capital and Interest
 - Interest Only (Lifetime)
 - Interest Only Reverting to Capital and Interest
 - Interest Only periods can be completely tailored in line with existing Bank limits i.e. 30 Year Term, 5 years IO, reverting to C&I for 25 years, first 3 years at a fixed rate.

RESIDENTIAL - up to 75% LTV (+fees)

Asset Class	LTV (+fees)	DSC	ICR	Interest Only Information
Standard BTL & HMO 1	≤ 70%	125%	125%	Max 30 Years Interest Only
	> 70%	125%	140%	
HMO 2 & 3	≤ 70%	130%	130%	Max 30 Years Interest Only
	> 70%	130%	N/A	Interest Only maximum 10 Years as part of a Capital repayment plan
HMO 4	≤ 70%	130%	N/A	Interest Only maximum 5 Years as part of a Capital repayment plan

Product type	Margin from	Base Rate	Pay Rate from
Variable	3.49%	4.50%	7.99%
2- & 3- Year Fixed Rate	6.74%	-	6.74%
5- Year Fixed Rate	6.99%	-	6.99%

COMMERCIAL - up to 70% LTV (+fees)

Asset Class	LTV (+fees)	DSC	ICR	Interest Only Information
Commercial Investment	≤ 65%	130%	N/A	Max 10 Years Interest Only (up to 50% LTV)
	> 65%	130%	N/A	Max 4 Years Interest Only (up to 60% LTV) Max 2 Years Interest Only (up to 70% LTV) All as part of Capital repayment plan
Commercial Owner Occupier	≤ 65%	130%	N/A	Max 4 Years Interest Only (up to 60% LTV)
	> 65%	145%	N/A	As part of Capital repayment plan

Product type	Margin from	Base Rate	Pay Rate from
Variable	4.49%	4.50%	8.99%
2- & 3- Year Fixed Rate	8.50%	-	8.50%
5- Year Fixed Rate	8.75%	-	8.75%

OTHER INFORMATION

ERCs	2 Year Fixed: 2%, 1% 3 Year Fixed: 3%, 2%, 1% 5 Year Fixed: 3%, 3%, 3%, 2%, 1% Variable Rate: 3%, 3%, 3%, 2%, 1%
Retail and Leisure & Hospitality sectors	LTV 60% (+fees) 65% (+fees) 70% (+fees) DSC 130% 140% 145%
Commercial Investment	All commercial deals (excluding EBITDA led transactions – see below): 10% standard cost deduction for the calculation of DSC.
Affordability	Affordability will be calculated on the net rental income, subject to appropriate cost deductions.
EBITDA Transactions	The energy costs seen in the previous 3 years of financial accounts are to be doubled, however where rationale can be provided as to why doubling is not appropriate, this can be looked at on a case by case basis.