

RBL Bank Home Loan – Frequently Asked Questions

1. What types of home loans does RBL Bank offer?

RBL Bank offers:

- Classic **Home Purchase, Construction, Renovation, and Extension** loans for individuals and self-employed customers.
 - **Affordable Housing Loans** for loans up to ₹30 lakhs with flexible tenures up to 30 years (15 years for top-up) and balance transfer options.
 - **Balance Transfer + Top-up** facility even for existing home loan borrowers
[Paisabazaar+7RBL Bank+7CreditMantri+7Wishfin+3RBL Bank+3RBL Bank+3](#).
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2. What are the eligibility criteria?

Salaried Applicants:

- Net annual income minimum ₹1.2 lakh to ₹1.8 lakh, depending on product
[PaisabazaarWishfinRBL BankRBL Bank](#)
- Age at sanction: 21–24 years; maximum age at maturity: typically 60–65 years
[Wishfin+2RBL Bank+2Paisabazaar+2](#)
- Minimum work experience: 1 year in current job and at least 2–3 years total; confirmation letter if in current job less than one year [Wishfin+2RBL Bank+2Paisabazaar+2](#)

Self-Employed / Professionals:

- Minimum net annual income ₹1.5 lakh [RBL Bank+11RBL Bank+11Paisabazaar+11](#)
 - Age: 23 up to 65 years at sanction, maturity up to 65 years [Paisabazaar+3RBL Bank+3Wishfin+3](#)
 - Business continuity: minimum 3 years in current field; audited ITRs for last 2–3 years required [RBL Bank+4RBL Bank+4Paisabazaar+4](#)
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3. What documents are required?

These vary by applicant type but generally include:

- **KYC:** PAN, Aadhaar/passport/voter ID, address proof (utility bill, lease deed, bank statement), passport-size photo
 - **Income Proof:**
 - *Salaried:* Last 2 years ITR, latest 3 months salary slips or Form 16
 - *Self-Employed:* Audited financials (Balance Sheet, P&L) and ITRs for last 2+ years, bank statements (6 months primary, 3 others)
 - *Self-employed professionals:* additional professional qualification proof (e.g. CA, MD) [Paisabazaar+5RBL Bank+5Wishfin+5Paisabazaar](#)
 - **Property Documents:** Sale deed, title deed, encumbrance certificate, valuation report
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4. How much can I borrow and for how long?

- Loan amounts up to ₹10 crore (Standard) and ₹30 lakh (Affordable Housing variant) [Reddit+1RBL Bank+1RBL Bank+4Paisabazaar+4Reddit+4](#)
 - Maximum tenor up to **30 years** (Home Loan) and up to 15 years for top-up loans [Reddit+3RBL Bank+3Paisabazaar+3](#)
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5. What are the interest rates and loan-to-value (LTV) norms?

- **Interest:** Starting around **9.0% p.a.**, depending on credit profile and product (floating or fixed rates) [RBL BankRBL Bank](#)
 - **LTV Ratio:**
 - Loans < ₹30 lakhs: up to **90%** of property value
 - Loans between ₹30–75 lakhs: up to **80%**
 - Loans > ₹75 lakhs: up to **75%** [Reddit+2RBL Bank+2RBL Bank+2](#)
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6. What fees or charges apply?

Fee Type	Details
Processing Fee	Up to 1.5% (\leq ₹30 L) or 1% ($>$ ₹30 L); minimum fee thresholds (e.g. ₹10,000 / ₹15,000) Reddit+2Paisabazaar+2Reddit+2
Application Fee	₹5,000 flat Paisabazaar
Late EMI Payment	2% interest per month on overdue amount Paisabazaar
Duplicate Certificates (NOC, EMI/Interest, etc.)	₹250 each Paisabazaar
Bounce/Repayment Mode Swap	₹500 each instance Paisabazaar
CIBIL Report	₹100 per instance Paisabazaar
Rate Switch Charges	~0.5% of outstanding principal Paisabazaar

7. Can I prepay or foreclose my home loan?

- **Floating rate loans:** No prepayment or foreclosure charges
 - **Fixed rate loans:** Charges may apply as per the sanction letter / terms schedule [Reddit+9RBL Bank+9RBL Bank+9](#)
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8. Is balance transfer or top-up allowed?

Yes. RBL Bank allows:

- **Balance Transfer** from other financiers at attractive rates
 - **Top-up Loans** on existing home loans; tenure typically up to 15 years [RBL Bank+7RBL Bank+7RBL Bank+7RBL Bank+1Paisabazaar+1](#)
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9. Can I club incomes of co-applicants?

Yes—income clubbing is permitted between spouses, parents, and combinations of salaried/self-employed applicants. Maximum of three applicants allowed per application [RBL Bank+1RBL Bank+1](#)

10. How long does RBL Bank take to process and disburse?

- Loan decision is typically communicated in ~**15 working days** after receipt of complete documents
- Approval turnaround ranges from a few days up to 15 working days depending on completeness and verification status [RBL Bank+1RBL Bank+1](#)

11. What can cause home loan rejection?

Key reasons include:

- **Low credit score** or 'settled'/'written-off' credit accounts in your credit file [RedditCreditMantri](#)
- **Frequent credit enquiries**
- **Legal or title issues** with property
- **Unstable income or new job (less than 6–12 months)**
- Co-applicant with poor credit history or high existing debt exposure [Reddit+3CreditMantri+3Reddit+3RBL Bank+6Reddit+6Reddit+6](#)

12. What are smart borrower practices?

- Ask if interest rate linked to external benchmark (floating rate) adjusts automatically or needs request on **repo rate changes** [RBL Bank+2Reddit+2Reddit+2](#)
- Try long tenure (20–30 years) and make **annual or extra payments** to reduce interest burden over time [RBL Bank+5Reddit+5RBL Bank+5](#)
- Avoid onerous **loan-linked insurance** sold by lenders; use standalone term or property insurance instead if needed, and cancel during free-look period where possible