

# 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) <a href="#">Reddit+2Paisabazaar+2Reddit+2</a>
Application Fee	₹5,000 flat <a href="#">Paisabazaar</a>
Late EMI Payment	2% interest per month on overdue amount <a href="#">Paisabazaar</a>
Duplicate Certificates (NOC, EMI/Interest, etc.)	₹250 each <a href="#">Paisabazaar</a>
Bounce/Repayment Mode Swap	₹500 each instance <a href="#">Paisabazaar</a>
CIBIL Report	₹100 per instance <a href="#">Paisabazaar</a>
Rate Switch Charges	~0.5% of outstanding principal <a href="#">Paisabazaar</a>

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## 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](#)

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## 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](#)
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## 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](#)
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## 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