

# BUY-TO-LET STANDARD PRODUCT RANGE



LIMITED EDITION £500K MAX LOAN SIZE

## KEY PRODUCT FEATURES

- Specialist underwriting on all applications.
- Faster completions and reduced legal fees for qualifying remortgages up to £500k.
- First time landlords (must own the main residence).
- Flexible approach for portfolio landlords.
- No credit scoring – underwriting based on credit assessment.
- No additional interest rate loading for limited company applications.
- Loan amounts from £50k to Max £500k .
- Loan term of 5 to 25 years.

## PROPERTY TYPES CONSIDERED

- Houses
- Leasehold flats & Maisonettes
- New Builds



## BORROWER TYPES

- UK Individuals
- SPV Ltd Companies & LLP  
(SIC code must relate to property management, investment or development)



## REFERRALS CONSIDERED

- Properties owned for less than 6 months
- High rise flats over 5 storeys
- Ex-local authority flats
- Deck access flats



**CONTACT US FOR MORE INFORMATION**

Email: [btlbrokersupport@westoneloans.co.uk](mailto:btlbrokersupport@westoneloans.co.uk)

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# W1

## STANDARD BUY TO LET

### LIMITED EDITION £500K MAX LOAN SIZE

### FIRST CHARGE

PRODUCTS ARE ALSO AVAILABLE AS CONSUMER BUY TO LET MORTGAGES

Max LTV	65%	70%
Max Loan Size	Max Loan £500k	Max loan £500K
5 Year Fixed	3.39%	3.44%
Reversion rate	Libor + 4.75%	Libor + 4.75%

#### Rental Calculation

(Based on stressed rate of 5% or pay rate for 5 year Fixed plans)

These calculations apply to standard property types available within this plan

All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125%

All LTVs - Higher and Additional Rate tax payers 140%

Libor referenced above is 3-month Libor



# West One

# W1

## PRODUCT CRITERIA

Defaults	No defaults registered in the last 72 months regardless of whether they have been satisfied
CCJs	No CCJs registered in the last 72 months regardless of whether they have been satisfied
Missed mortgage / secured payments	None in the last 36 months
Unsecured arrears	None in the last 36 months
Bankruptcy / IVA	None

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# BUY TO LET STANDARD PRODUCT CRITERIA OVERVIEW



## LIMITED EDITION £500K MAX LOAN SIZE

### ADDITIONAL INFORMATION - Single residential properties for both Individual applicants and SPVs

<b>ERC</b>	<b>5 Year Fixed:</b> 5% / 4% / 3% / 2% / 1%
<b>Application Fee</b>	£150
<b>Lender Fee</b>	<b>5 Year Fixed:</b> 2.00%
<b>Introducer Commission</b>	0.85% of the net loan amount payable upon completion.
<b>Maximum Loan Sizes</b>	£500k
<b>Minimum Loan Size</b>	£50,000
<b>Minimum Property Value</b>	£100,000
<b>Maximum Property Value</b>	£800,000
<b>Maximum Single Exposure per Applicant</b>	Max 2 loans per borrower on this Limited Edition product - Max £1.5m across product range
<b>Property types acceptable for plan</b>	Single residential units only. Please refer to our criteria guide for more information.
<b>Holiday Let/Short Term Let</b>	Not available on this plan
<b>Borrower Types</b>	On Standard Plans we accept applications from UK Individuals, SPV Ltd Companies & LLP (SIC code must relate to property management, investment or development).
<b>Proof of Income / Savings</b>	Not required for higher or additional rate tax payers / Evidence of savings to cover 3 months mortgage payments required on all cases.
<b>Rate loading for SPVs, Limited Cos &amp; LLP</b>	No - same rates for both individual and company applications.
<b>First Time Landlords</b>	First time landlords acceptable providing they own their main residence.
<b>Fast Track Remortgage</b>	Available to individuals & Simple SPVs (with maximum of 1 property) up to £500k on standard property types.
<b>Payment Holiday Declaration</b>	Confirmation needed confirming not within a payment holiday arrangement, on any mortgage or other secured loan agreement

**West One, 3rd floor, Premiere House, Elstree Way, Borehamwood, Hertfordshire, WD6 1JH**

This product information is for intermediary use only and its contents should not be distributed to members of the general public.

West One Secured Loans Ltd is authorised and regulated by the Financial Conduct Authority. Firm Reference Number: 776026.

Certain types of loans are not regulated, for example loans for business purposes or certain buy-to-lets.

West One Secured Loans Ltd is registered in England and Wales. Company Number: 09425230.

Registered Office address as above.

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