

Buy-to-Let Standard Range

W1

Limited Edition
£500k Max
Loan Size



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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
Phone: 0333 1234556
www.westoneloans.co.uk

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First Charge

Products are also available as Consumer
Buy to Let mortgages

Max LTV	75%
Max Loan Size	Max loan £500K
5 Year Fixed	3.44%
Reversion rate	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

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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www.westoneloans.co.uk

Buy-to-Let Standard Criteria Overview

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

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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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Additional Information

Limited Edition £500k Max Loan Size

Single residential properties for both Individual applicants and SPVs

ERC	5 Year Fixed: 5% / 4% / 3% / 2% / 1%
Application Fee	£150
Lender Fee	2.00%
New Builds	Max 65% LTV
Maximum Loan Sizes	£500k
Minimum Loan Size	£50,000
Minimum Property Value	£100,000
Maximum Property Value	£750,000
Maximum Single Exposure per Applicant	£1,500,000 (see criteria for more information on concentration limits).
Property types acceptable for plan	Single residential units only. Please refer to our criteria guide for more information.
Holiday Let/Short Term Let	Not available on this plan - See separate rate guide where applicable
Borrower Types	On Standard Plans we accept applications from UK Individuals, SPV Ltd Companies & LLP (SIC code must relate to property management, investment or development).
Proof of Income / Savings	Not required for higher or additional rate tax payers / Evidence of savings to cover 3 months mortgage payments required on all cases.
Rate loading for SPVs, Limited Cos & LLP	No - same rates for both individual and company applications.
First Time Landlords	First time landlords acceptable providing they own their main residence.
Fast Track Remortgage	Available to individuals & Simple SPVs (with maximum of 1 property) up to £500k on standard property types.
Payment Holiday Declaration	Confirmation needed confirming not within a payment holiday arrangement, on any mortgage or other secured loan agreement