

# Buy-to-Let Standard Range

W1

Limited Edition  
£500k Max  
Loan Size



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Loan Size

## Key Product Features

Specialist underwriting on all applications.

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Faster completions and reduced legal fees for qualifying remortgages up to £500k.

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First time landlords  
(must own the main residence).

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Flexible approach for portfolio landlords.

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No credit scoring – underwriting based on credit assessment.

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No additional interest rate loading for limited company applications.

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Loan amounts from £50k to Max £500k.

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Loan term of 5 to 25 years.

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### 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  
Above £3,000,000 borrower exposure

CONTACT US FOR MORE INFORMATION  
Email: [btlbrokersupport@westoneloans.co.uk](mailto:btlbrokersupport@westoneloans.co.uk)  
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[www.westoneloans.co.uk](http://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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# Buy-to-Let Standard Criteria Overview

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

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

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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    | £5,000,000 (over £3,000,000 by referral) where applicant fits W1 plan credit profile  |
| 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  |