SPECIALIST BUY TO LET RANGE

Please note we are not currently accepting holiday let/short term let or ExPat applications on this plan.

KEY PRODUCT FEATURES

- Specialist underwriting on all applications.
- HMOs and MUFBs acceptable.
- Faster completions and reduced legal fees for qualifying remortgages, including HMOs, up to £750k.
- First time landlords (including HMOs) must own their 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 £1,500,000.
- Loan terms of 5 to 25 years.

PROPERTY TYPES CONSIDERED

- HMOs up to 6 bedrooms
- MUFBs up to 10 units

Nest One

BORROWER TYPES

- UK Individuals
- SPVs, Limited Companies & LLPs



REFERRALS CONSIDERED

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



CONTACT US FOR MORE INFORMATION

Email: btlbrokersupport@westoneloans.co.uk Phone: 0333 1234556 www.westoneloans.co.uk

SPECIALIST BUY TO LET W2



FIRST CHARGE

PRODUCTS ARE ALSO AVAILABLE AS CONSUMER BUY TO LET MORTGAGES

Max LTV	65%	70%	75%
Max Loan Size	Loans up to £1,500,000	Loans up to £1,000,000	Loans up to £1,000,000
2 Year Fixed	3.79%	3.89%	3.99%
5 Year Fixed	3.94%	4.04%	4.14%
Reversion rate	Libor + 4.75%	Libor + 4.75%	Libor + 4.75%

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

RENTAL CALCULATION

Excluding HMO & MUFBs Individual Basic Rate Taxpayer – 125% Limited Companies/LLPs – 125% Individual Higher and Additional Rate Taxpayers – 140%

HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

Libor referenced above is 3-month Libor

W2 PRODUCT CRITERIA

Defaults	No unsatisfied defaults > £350 within the last 36 months	
CCJs	No unsatisfied CCJs > £350 within the last 36 months	
Missed mortgage / secured payments	None in last 24 months	
Unsecured arrears	Maximum status 1 on any account in 12 months	
Bankruptcy / IVA	None	

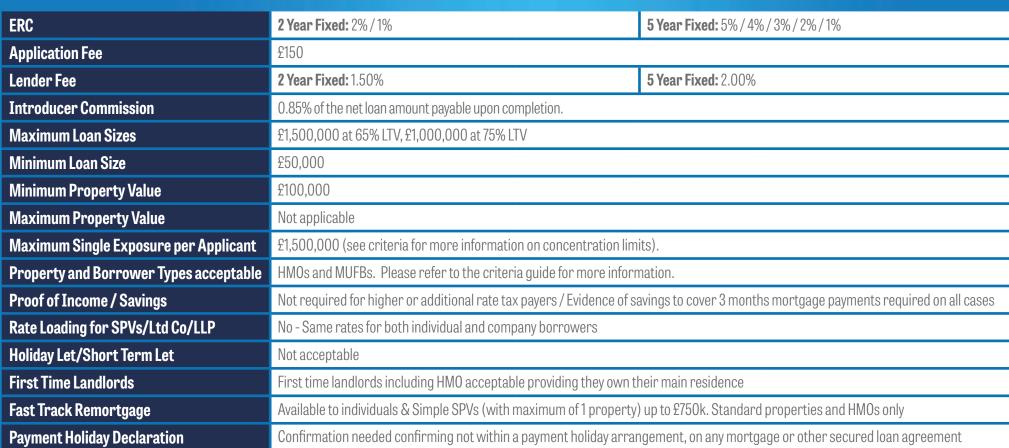
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SPECIALIST BUY TO LET CRITERIA OVERVIEW

ADDITIONAL INFORMATION

HMOs, MUFBs for both individual applicants and SPVs



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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