

West One Loans Second Charge Mortgage Range

Product Guide For Intermediaries use only

23rd March 2026

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"Residential Extra"
offering LTVs up to 97.5%
LTV



AVM's available up to
85% LTV



Range of 2, 3 and 5
yr fixed rates
without ERCs



LTI's over 6.5 times
income available up to
95% LTV



1 year min trading for self
employed now available
up to max LTV of 97.5%
LTV



Fixed rates starting
from 7.59%



BTL Plans with
improved affordability
LTVs increased to 75%



Interest Only:
Now available up to &
to 75% LTV

Products								
Category	Product Type	60%	65%	70%	75%	80%	85%	Product Fee
Platinum 85% LTV Max 6.5x LTI Interest Only Max 75% LTV	Max Gross Loan Size	£1,000,000	£750,000	£500,000	£350,000	£250,000	£150,000	Gross loans to £250,000: £995; Gross loans over £250,000: £1,495
	2-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%	9.74%	
	3-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%	9.74%	
	5-year fixed	7.59%	7.59%	7.79%	7.99%	8.59%	9.39%	
Prime Plus 85% LTV Uncapped LTI Interest Only Max 75% LTV	Max Gross Loan Size	£1,000,000	£750,000	£500,000	£350,000	£250,000	£150,000	
	2-year fixed	8.19%	8.19%	8.39%	8.59%	9.24%	10.04%	
	3-year fixed	8.19%	8.19%	8.39%	8.59%	9.24%	10.04%	
	5-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%	9.74%	
Prime 80% LTV Uncapped LTI	Max Gross Loan Size	£500,000	£500,000	£350,000	£250,000	£150,000		
	2-year fixed	8.79%	8.79%	8.99%	9.19%	9.84%		
	3-year fixed	8.79%	8.79%	8.99%	9.19%	9.84%		
	5-year fixed	8.49%	8.49%	8.69%	8.89%	9.54%		
Near Prime 75% LTV Uncapped LTI	Max Gross Loan Size	£250,000	£250,000	£150,000	£100,000			£1,095
	2-year fixed	9.64%	9.64%	9.84%	10.04%			
	3-year fixed	9.64%	9.64%	9.84%	10.04%			
	5-year fixed	9.34%	9.34%	9.54%	9.74%			

Key criteria																	
Applicant	ERCs	Additional Criteria															
Minimum age: 21years Maximum age: Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday Maximum number of applicants: 2 Minimum income: £15,000 main income earner - (C & I and Interest Only) Over 10 years from retirement: Work off current income with proof of pension Within 10 years of retirement: Work off lower of current income or pension income Bonus / Overtime / Commission: Up to 100% can be used if regular and consistent Married / Co-habiting applicants: Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	2-year fixed 2%/1% 3-year fixed 3%/2%/1% 5-year fixed 5%/5%/4%/3%/2% Reversion Rates <table border="1"> <thead> <tr> <th>LTV</th> <th><75%</th> <th>>75%</th> </tr> </thead> <tbody> <tr> <td>Platinum</td> <td>SVR+4.99%</td> <td>SVR+5.99%</td> </tr> <tr> <td>Prime Plus</td> <td>SVR+4.99%</td> <td>SVR+5.99%</td> </tr> <tr> <td>Prime</td> <td>SVR+5.49%</td> <td>SVR+6.49%</td> </tr> <tr> <td>Near Prime</td> <td>SVR+5.99%</td> <td>N/A</td> </tr> </tbody> </table> Loan Term: Minimum - 5 years ; maximum - 40 years (25 years interest only)	LTV	<75%	>75%	Platinum	SVR+4.99%	SVR+5.99%	Prime Plus	SVR+4.99%	SVR+5.99%	Prime	SVR+5.49%	SVR+6.49%	Near Prime	SVR+5.99%	N/A	Minimum property value: £80,000 Minimum net loan: £10,000 Employed: Minimum time in employment of 3 months Self employed: Minimum time in self employment of 1 year for all plans. Debt consolidation: Available on all products except interest only. All unsecured debts discharged directly by BACS. Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. All parties to the existing 1st charge must be party to the loan. Interest only: Min Equity of £150,000 when downsizing. Max LTI of 6.5x.
LTV	<75%	>75%															
Platinum	SVR+4.99%	SVR+5.99%															
Prime Plus	SVR+4.99%	SVR+5.99%															
Prime	SVR+5.49%	SVR+6.49%															
Near Prime	SVR+5.99%	N/A															

AVM CRITERIA		
Confidence Level	Maximum Loan Size	Maximum LTV
4+	£300,000	60%
5+	£250,000	75%
6+	£100,000	80%*

*Platinum & Prime Plus Only

Repayment methods	Capital and interest	Interest only - maximum LTV 75%	Affordability will be calculated according to the repayment method selected.
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Our products are available exclusively via a limited panel of second charge broker firms and specialist distributors. Contact our broker team if you require further information on how to access our products.

EXCLUSIVE BROKER PORTAL PRODUCT: RATES AVAILABLE VIA PRODUCT SEARCH

Category	Product Type	Products								Product Fee
		75%	80%	85%	87.5%	90%	92.5%	95%	97.5%	
Platinum 97.5% LTV Max 6.5v LTI C&I Only	Max Gross Loan Size	£750,000	£500,000	£500,000	£350,000	£250,000	£250,000	£200,000	£150,000	Gross loans to £250,000: £995; Gross loans over £250,000: £1,495
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	2-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	3-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	5-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	
Prime Plus 95% LTV Uncapped LTI C&I Only	Max Gross Loan Size	£750,000	£500,000	£500,000	£350,000	£250,000	£250,000	£200,000		
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	2-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
Prime 95% LTV Uncapped LTI C&I Only	Max Gross Loan Size	£750,000	£500,000	£500,000	£350,000	£250,000	£250,000	£200,000		
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	2-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	No ERCs	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	2-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	3-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		
	5-year fixed	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A	P.O.A		

Key criteria

Product Highlights	ERCs	Applicant
(i) AVMs available for max loan size to 85% LTV with CL6+	2-year fixed	2%/1%
(ii) LTVs available up to 97.5%	3-year fixed	3%/2%/1%
(iii) No ERC Products	5-year fixed	5%/5%/4%/3%/2%
(iv) No minimum credit score	Reversion Rates	
(v) 1 years trading for self employed	LTV	<75% >75%
(vi) Minimum time in employment of 3 months, 1 month can be considered by referral	Platinum	SVR+4.99% SVR+5.99%
Qualifying Criteria	Prime Plus	SVR+4.99% SVR+5.99%
	Prime	SVR+5.49% SVR+6.49%
	Minimum property value: £80,000, Minimum net loan: £10,000	
(i) 1st charge mortgage must be from a high street or challenger bank, or a building society.	Loan Term: Minimum - 5 years ; maximum - 40 years	
(ii) Must have permanent right to reside in the UK and be a UK resident.	Applicant	
(iii) Satisfied and unsatisfied CCJ's and Defaults over £10,000 by referral only.	Minimum age: 21 years. Maximum age: Loan term to finish by 85th birthday Maximum number of applicants: 2, Minimum income: £15,000 main income earner Over 10 years from retirement: Work off current income with proof of pension Within 10 years of retirement: Work off lower of current income or pension income Bonus / Overtime / Commission: Up to 100% can be used if regular and consistent Married / Co-habiting applicants: Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application. Additional Criteria Debt consolidation: Available on all products. All unsecured debts discharged directly by BACS. All parties to the existing 1st charge must be party to the loan.	

AVM CRITERIA*		
Confidence Level	Maximum Loan Size	Maximum LTV
6+	£750,000	75%
6+	£500,000	85%

*Full valuations required for (i) properties > £1m in value, (ii) ex-LA flats, (iii) properties of non-standard construction.

Repayment methods

Capital and interest

Affordability will be calculated according to the repayment method selected.

Our products are available exclusively via a limited panel of second charge broker firms and specialist distributors. Contact our broker team if you require further information on how to access our products.

Products					
Category	Product Type	65%	70%	75%	Product Fee
Plus Standard property types CBTLs Accepted	Max Gross Loan Size	£250,000	£75,000	£75,000	2.5% of loan amount - minimum fee £995
	2-year fixed	7.89%	8.19%	8.55%	
	5-year fixed	7.59%	7.89%	8.25%	
	Lifetime tracker w/o ERC	SVR + 3.19%	SVR + 3.34%	SVR + 3.64%	
Standard Standard property types CBTLs Accepted	Max Gross Loan Size	£250,000	£75,000	£75,000	
	2-year fixed	8.19%	8.49%	8.85%	
	5-year fixed	7.89%	8.19%	8.55%	
	Lifetime tracker w/o ERC	SVR + 3.55%	SVR + 3.80%	SVR + 4.10%	

Key criteria		
Applicant	ERCs	Additional Criteria
Minimum age: 21 years Maximum age: Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Maximum age at application 75; loan term to finish by 85th birthday. Maximum number of applicants: 2 Individual Landlord applications only (Limited Company BTL applications not currently permitted) Exposure Limits: Up to 3 BTL mortgages per borrower up to a maximum exposure of £750,000 No minimum income threshold. DSS / Housing Association Tenants accepted. Expats considered by referral up to 65% LTV.	2-year fixed 2%/1% 5-year fixed 5%/5%/4%/3%/2% Reversion Rates LTV <75% Plus SVR + 4.99% Standard SVR + 5.49% Loan Term: Minimum - 5 years ; maximum - 30 years	Minimum property value: £80,000 for standard property types; £150,000 for ex local authority properties. HMOs not permitted DSCR threshold: 125% for basic rate; 140% for higher / additional rate Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. All parties to the existing 1st charge must be party to the loan.
Repayment methods	Capital and interest	Interest only

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Credit Profile Eligibility

Plan	Secured Arrears	Unsatisfied CCJ's > £500	Unsatisfied Defaults > £500	Unsecured Arrears > £500	Payday Loans / Payday Activity	Discharged IVA/DMP	Current IVA / DMP	Bankruptcies	Repossessions	LTI
Platinum	0 in 24 and UTD	0 in 24	0 in 24	Highest of 2 in 12 and UTD	0 in 24	0 in 72	0 in 72*	Not Accepted	Not Accepted	6.5
Prime Plus	0 in 12 and UTD	0 in 12	0 in 12	Highest of 3 in 12 accepted when UTD or being cleared by the mortgage.	0 in 12	0 in 36	0 in 36*	Not Accepted	Not Accepted	Uncapped (max 6.5x for interest only)
Prime	1 in 12 (0 in 6)	1 in 12 (Individual CCJ's of £10K and over by referral)	1 in 12	Accepted when being cleared by the mortgage.	0 in 6	0 in 24	0 in 24*	Not Accepted	Not Accepted	Uncapped
Near Prime	2 in 12 (0 in 3)	2 in 12 (Individual CCJ's of £10k and over by referral)	2 in 12	Accepted when being cleared by the mortgage.	0 in 3	0 in 12	Accepted*	Discharged over 3 years ago	Not Accepted	Uncapped
BTL Plus	0 in 24 and UTD	0 in 24	0 in 24	Highest of 2 in 12 and UTD	0 in 24	0 in 72	0 in 72	Not Accepted	Not Accepted	N/A
BTL Standard	0 in 12 and UTD	0 in 12	0 in 12	Highest of 3 in 12	0 in 12	0 in 36	0 in 72	Not Accepted	Not Accepted	N/A

**Repaid with proceeds and conducted satisfactorily. Other than debt consolidation, no further capital raising permitted.*

- (i) Unsecured credit with balances under £500 are not taken into account for plan assessment purposes but will still be assessed for affordability.
- (ii) Explanation for all adverse credit will be required particularly where there is a deteriorating credit profile.
- (iii) Utilities and comms suppliers are not taken into account for plan assessment purposes (excluding CCJ's and Defaults over £500)