

# West One Loans Second Charge Mortgage Range

Product Guide Master Broker Partners

March 2026

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

West One is a trading name of West One Secured Loans Ltd, which 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.

**0333 123 4556**

[brokersupport@westoneloans.co.uk](mailto:brokersupport@westoneloans.co.uk)

[www.westoneloans.co.uk](http://www.westoneloans.co.uk)



*"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 6.99%



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
<b>Platinum</b> 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	6.99%	6.99%	7.19%	7.39%	8.04%	8.84%	
	3-year fixed	6.99%	6.99%	7.19%	7.39%	8.04%	8.84%	
	5-year fixed	6.99%	6.99%	7.19%	7.39%	7.99%	8.79%	
<b>Prime Plus</b> 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	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
	3-year fixed	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
	5-year fixed	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
<b>Prime</b> 80% LTV Uncapped LTI	Max Gross Loan Size	£500,000	£500,000	£350,000	£250,000	£150,000		
	2-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
	3-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
	5-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
<b>Near Prime</b> 75% LTV Uncapped LTI	Max Gross Loan Size	£250,000	£250,000	£150,000	£100,000			
	2-year fixed	8.74%	8.74%	8.94%	9.14%			
	3-year fixed	8.74%	8.74%	8.94%	9.14%			
	5-year fixed	8.74%	8.74%	8.94%	9.14%			

## Key criteria

Applicant	ERCs	Additional Criteria															
<b>Minimum age:</b> 21 years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 main income earner - (C & Land Interest Only) <b>Over 10 years from retirement:</b> Work off current income with proof of pension <b>Within 10 years of retirement:</b> Work off lower of current income or pension income <b>Bonus / Overtime / Commission:</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants:</b> 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% <b>Reversion Rates</b> <table border="1"> <thead> <tr> <th>LTV</th> <th>&lt;75%</th> <th>&gt;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> <b>Loan Term:</b> 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	<b>Minimum property value:</b> £80,000 <b>Minimum net loan:</b> £10,000 <b>Employed:</b> Minimum time in employment of 3 months <b>Self employed:</b> Minimum time in self employment of 1 year for all plans. <b>Debt consolidation:</b> Available on all products except interest only. All unsecured debts discharged directly by BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. <b>All parties</b> to the existing 1st charge must be party to the loan. <b>Interest only:</b> 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			NEW LIMITED EDITION Commission:	Clawback:
Confidence Level	Maximum Loan Size	Maximum LTV	2% commission payable on the net loan amount up to a maximum of £10,000.	<b>Products with ERCs:</b> 100% Months 1-6; 50% Months 7-12 <b>Products without ERCs:</b> 100% if repaid within 12 months of completion
4+	£300,000	60%	<b>Broker Fees:</b> Permitted up to 12.5% of the net loan amount to a maximum of £7,500.	
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.

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
<b>Plus</b> Standard property types CBTLs Accepted	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£75,000</b>	<b>£75,000</b>	2.5% of net loan - minimum fee £995
	2-year fixed	6.99%	7.29%	7.65%	
	5-year fixed	6.99%	7.29%	7.65%	
	Lifetime tracker w/o ERC	SVR + 3.19%	SVR + 3.34%	SVR + 3.64%	
<b>Standard</b> Standard property types CBTLs Accepted	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£75,000</b>	<b>£75,000</b>	
	2-year fixed	7.29%	7.59%	7.95%	
	5-year fixed	7.29%	7.59%	7.95%	
	Lifetime tracker w/o ERC	SVR + 3.55%	SVR + 3.80%	SVR + 4.10%	

  

Key criteria		
Applicant	ERCs	Additional Criteria
<b>Minimum age:</b> 21 years	2-year fixed 2%/1%	<b>Minimum property value:</b> £80,000 for standard property types; £150,000 for ex local authority properties. <b>HMOs</b> not permitted <b>DSCR threshold:</b> 125% for basic rate; 140% for higher / additional rate <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. <b>All parties</b> to the existing 1st charge must be party to the loan.
<b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Maximum age at application 75; loan term to finish by 85th birthday.	5-year fixed 5%/5%/4%/3%/2%	
<b>Maximum number of applicants:</b> 2	<b>Reversion Rates</b>	
<b>Individual Landlord applications only</b> (Limited Company BTL applications not currently permitted)	<b>LTV</b> <75%	
<b>Exposure Limits:</b> Up to 3 BTL mortgages per borrower up to a maximum exposure of £750,000	Plus SVR + 4.99%	
<b>No minimum income threshold.</b>	Standard SVR + 5.49%	
<b>DSS / Housing Association Tenants</b> accepted.	<b>Loan Term:</b> Minimum - 5 years ; maximum - 30 years	
<b>Expats</b> considered by referral up to 65% LTV.		
<b>NEW Commission:</b> 2.0% commission payable on the net loan amount		
<b>Broker Fees:</b> Permitted up to 12.5% of the net loan amount to a maximum of £7,500.		

  

Clawback:
<b>Products with ERCs:</b> 100% Months 1-6; 50% Months 7-12
<b>Products without ERCs:</b> 100% if repaid within 12 months of completion

  

Repayment methods	Capital and interest	Interest only

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.

# 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
<b>Platinum</b>	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
<b>Prime Plus</b>	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)
<b>Prime</b>	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
<b>Near Prime</b>	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
<b>BTL Plus</b>	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
<b>BTL Standard</b>	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)