

# BUY-TO-LET STANDARD PRODUCT RANGE

## SEMI-EXCLUSIVE RANGE



### 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 £500,000.
- Loan terms of 5 to 30 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](mailto:btlbrokersupport@westoneloans.co.uk)

Phone: 020 8736 2297

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

# APEX 0 STANDARD BUY TO LET

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### FIRST CHARGE

PRODUCTS ARE ALSO AVAILABLE AS CONSUMER BUY TO LET MORTGAGES

Max LTV	70%
Max Loan Size	Loans up to £500,000
2 Year Fixed	3.79%
5 Year Fixed	3.99%
Reversion rate	Libor + 4.75%

#### Rental Calculation

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

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

### APEX 0 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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# BUY TO LET STANDARD PRODUCT

## CRITERIA OVERVIEW



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#### ADDITIONAL INFORMATION

Single residential properties for both Individual applicants and SPVs

<b>ERC</b>	<b>2 Year Fixed:</b> 2% / 1%	<b>5 Year Fixed:</b> 5% / 4% / 3% / 2% / 1%
<b>Application Fee</b>	£150	
<b>Lender Fee</b>	<b>2 Year Fixed:</b> 1.50%	<b>5 Year Fixed:</b> 2.00%
<b>Introducer Commission</b>	0.85% of the net loan amount payable upon completion.	
<b>Maximum Loan Sizes</b>	Maximum loan size of £500k. Fee may be added to the loan within DSCR limits.	
<b>Minimum Loan Size</b>	£50,000	
<b>Minimum Property Value</b>	£100,000	
<b>Maximum Property Value</b>	No restriction applies	
<b>Maximum Single Exposure per Applicant</b>	£1,000,000 (see criteria for more information on concentration limits).	
<b>Property types acceptable for plan</b>	Single residential units - no HMOs or MUFBs. All properties owned by expats must be written on our Specialist range of products	
<b>Holiday Let and Airbnb</b>	Not available on this plan	
<b>Borrower Types</b>	On Standard Plans we accept applications from UK Individuals, SPV Ltd Companies & LLP (SIC code must relate to property management, investment or development).	
<b>Proof of Income / Savings</b>	Not required for higher or additional rate tax payers / Evidence of savings to cover 3 months mortgage payments required on all cases.	
<b>Rate loading for SPVs, Limited Cos &amp; LLP</b>	No - same rates for both individual and company applications.	
<b>First Time Landlords</b>	First time landlords acceptable providing they own their main residence.	
<b>Fast Track Remortgage</b>	Available to individuals & Simple SPVs (with maximum of 1 property) up to £500k on standard property types.	
<b>Payment Holiday Declaration</b>	Confirmation needed confirming not within a payment holiday arrangement, on any mortgage or other secured loan agreement	

**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.

West One Secured Loans Ltd is registered in England and Wales. Company Number: 09425230.

Registered Office address as above.