Buy-to-Let Specialist Range W1

West One

Buy-to-Let Specialist W1

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

Borrower Types

UK Individuals

SPVs, Limited Companies & LLPs (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

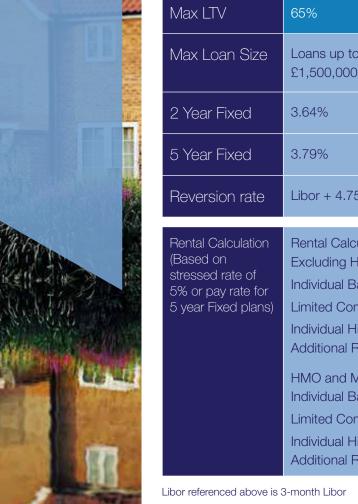
Deck access flats

Flats above commercial premises

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Buy-to-Let Specialist



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	3.64%	3.74%	3.84%
5 Year Fixed	3.79%	3.89%	3.99%
Reversion rate	Libor + 4.75%	Libor + 4.75%	Libor + 4.75%

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plans)Excluding HMO & MUFBsIndividual 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%

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 Specialist W1 Criteria Overview

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

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Additional Information

HMOs, MUFBs for both individual applicants and SPVs

ERC	2 Year Fixed: 2% / 1%	5 Year Fixed: 5% / 4% / 3% / 2% / 1%	
Application Fee	£150		
Lender Fee	2 Year Fixed: 1.50%	5 Year Fixed: 2.00%	
Introducer Commission	0.85% of the net loan amount payable upon completion.		
Maximum Loan Sizes	£1,500,000 at 65% LTV, £1,000,000 at 75% LTV		
Minimum Loan Size	£50,000		
Minimum Property Value	£100,000		
Maximum Property Value	Not applicable		
Maximum Single Exposure per Applicant	£1,500,000 (see criteria for more information on concentration limits)		
Property and Borrower Types acceptable	HMOs and MUFBs. Please refer to the criteria guide for more information.		
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/Ltd Co/LLP	No - Same rates for both individual and company borrowers		
Holiday Let/Short Term Let	Not acceptable		
First Time Landlords	First time landlords including HMO acceptable providing they own their main residence		
Fast Track Remortgage	Available to individuals & Simple SPVs (with maximum of 1 property) up to £750k. Standard properties and HMOs only		
Payment Holiday Declaration	Confirmation needed confirming not within a payment holiday arrangement, on any mortgage or other secured loan agreement		

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