

Buy-to-Let  
Specialist  
Range  
W1



# Buy-to-Let Specialist W1

## Key Product Features

Specialist underwriting on all applications.

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HMOs and MUFBs acceptable.

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Faster completions and reduced legal fees for qualifying remortgages, including HMOs, up to £750k.

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First time landlords (including HMOs) - must own their main residence.

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Flexible approach for portfolio landlords.

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No credit scoring – underwriting based on credit assessment.

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No additional interest rate loading for limited company applications.

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Loan amounts from £50k to £1,500,000.

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Loan terms of 5 to 25 years.

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### 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

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

CONTACT US FOR MORE INFORMATION  
Email: [btlbroskrsupport@westoneloans.co.uk](mailto:btlbroskrsupport@westoneloans.co.uk)  
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## 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%

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

## 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,  
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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.

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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	