

# BUY-TO-LET SPECIALIST PRODUCT RANGE



## KEY PRODUCT FEATURES

- Specialist underwriting on all applications.
- HMOs, MUFBs, Expats, Airbnb and Holiday Lets 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 £1,000,000.
- Loan terms of 5 to 30 years.

## PROPERTY TYPES CONSIDERED

- HMOs
- MUFBs
- Holiday Lets (including Airbnbs)



## BORROWER TYPES

- UK Individuals
- SPVs, Limited Companies & LLPs  
(SIC code must relate to property management, investment or development)
- Expats considered (up to 70% LTV max)



## 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



## CONTACT US FOR MORE INFORMATION

Email: [btlbrokersupport@westoneloans.co.uk](mailto:btlbrokersupport@westoneloans.co.uk)

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# APEX 0

## SPECIALIST BUY TO LET



### FIRST CHARGE

PRODUCTS ARE ALSO AVAILABLE AS CONSUMER BUY TO LET MORTGAGES

Max LTV	65%	70%	75%
Max Loan Size	Loans up to £1,000,000	Loans up to £750,000	Loans up to £500,000
2 Year Fixed	3.79%	3.89%	3.99%
5 Year Fixed	3.94%	4.04%	4.14%
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

## 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 SPECIALIST PLANS

## CRITERIA OVERVIEW



### ADDITIONAL INFORMATION

HMOs, MUFBs, Holiday Lets, for both individual applicants (including expats) 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>	£1m at 65%, £750k at 70% and £500k at 75%	
<b>Minimum Loan Size</b>	£50,000	
<b>Minimum Property Value</b>	£100,000	
<b>Maximum Property Value</b>	Not applicable	
<b>Maximum Single Exposure per Applicant</b>	£1,000,000	
<b>Property and Borrower Types acceptable</b>	HMOs, MUFBs, Expats, Airbnb and Holiday Lets acceptable. Please refer to the criteria guide for more information.	
<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 unless Airbnb or Holiday Lets where 6 months is required	
<b>Rate Loading for SPVs/Ltd Co/LLP</b>	No - Same rates for both individual and company borrowers	
<b>Holiday Let and Airbnb</b>	Acceptable but rental to be assessed on standard AST basis with any season voids will need to be covered	
<b>First Time Landlords</b>	First time landlords including HMO acceptable providing they own their main residence	
<b>Fast Track Remortgage</b>	Available to individuals & Simple SPVs (with maximum of 1 property) up to £750k. Standard properties and HMOs only	
<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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 Registered Office address as above.

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