Buy-to-Let Specialist Range W1

Holiday Lets

West One

Buy-to-Let Specialist Range W1

Holiday Lets

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 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 £500,000.

Loan terms of 5 to 25 years.

Property types considered

Houses

Leasehold flats & Maisonettes

New Builds

Borrower Types

UK Individuals

SPVs, Limited Companies & LLPs
(SIC code must relate to property management, investment or development)

Ex-Pats

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

Ex-Pats outside the EEA

Above £3,000,000 borrower exposure

CONTACT US FOR MORE INFORMATION
Email: btlbrokersupport@westoneloans.co.uk
Phone: 0333 1234556
www.westoneloans.co.uk

Buy-to-Let Specialist Range W1

Holiday Lets

First Charge

Products are also available as Consumer Buy to Let mortgages

Max LTV	70%
Max Loan Size	Loans up to £500,000
5 Year Fixed	4.19%
Reversion rate	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

CONTACT US FOR MORE INFORMATION
Email: btlbrokersupport@westoneloans.co.uk
Phone: 0333 1234556
www.westoneloans.co.uk

WestOneBTLSpecialist - W1HolidayLetsSemiExclusive -April2021

Buy-to-Let Specialist Range W1 Criteria Overwiew

Holiday Lets

Additional Information

Houses, Leasehold flats, Maisonettes, New Builds for Individuals, SPVs and Ex-Pats

ERC	5 Year Fixed: 5% / 4% / 3% / 2% / 1%
Application Fee	£150
Lender Fee	2.00%
New Builds	Max 65% LTV
Maximum Loan Sizes	£500,000 to 70% LTV
Minimum Loan Size	£50,000
Minimum Property Value	£100,000
Maximum Property Value	Not applicable
Maximum Single Exposure per Applicant	£5,000,000 (over £3,000,000 by referral) where applicant fits W1 plan credit profile
Property and Borrower Types acceptable	Houses / Leasehold flats & Maisonettes / New Builds / Individual /SPVs / Ex-Pats
Proof of Income / Savings	Not required for higher or additional rate tax payers / Evidence of savings to cover 6 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	Available on this plan only - Lending based on AST rental figure confirmed by our valuer
First Time Landlords	First time landlords acceptable providing they own their main residence
Fast Track Remortgage	Available to individuals & Simple SPVs (with maximum of 1 property) up to £500k. 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

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

This product information is for intermediary use only and its contents should not be distributed to members of the general public.
West One Secured Loans Ltd 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.
Registered Office address as above.

CONTACT US FOR MORE INFORMATION
Email: btlbrokersupport@westoneloans.co.uk
Phone: 0333 1234556
www.westoneloans.co.uk