West One

Buy-to-Let Product Guide

December 2022

Version 1.2

The West One Way

4.4/5

feefo

Gold Trusted Service Award 2021 feefo

At West One Buy-to-Let our aim is to provide lending solutions for first time landlords through to professional landlords who may be looking to find a new home for their property portfolio or help it grow further.

Whether applying through personal names or through a limited company, our key commitment is to provide a quality service to our intermediary partners supported by our comprehensive product range, dedicated team of experts and online application portal.

- Integrated product portfolio - consistency throughout the property finance lifecycle
- A unique approach to credit risk
- A personal approach - treating every customer and case individually
- Advanced technology
- Over 15 years of experience in specialist finance markets
- A quick and easy application process with fast approval processes.

Buy-to-Let

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Ranges available

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names. Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), Holiday Lets/ Short term lets and Expats through limited company SPV or personal names

Credit Profiles

W1	Clean credit
W2	Recent minor credit issues considered

West One

Why West One

We offer a wide range of Buy-to-Let mortgages to individuals, limited companies & LLPs. Our specialist underwriters don't use a credit score and assess each case on its own merit. We are happy to discuss cases upfront.

Reasons to use West One Buy-to-Lets

- Flexible approach towards **portfolio landlords**
- Portfolio lending up to £7.5m per borrower - more than 20 applications or £3m lending by referral*
- Leasehold Block exposure to 20 units with up to 100% exposure possible**
- **No minimum income** requirements
- Day one **Limited Company** cases with no rate loading
- **Day one refinance**
- **Max LTV 75%** up to £1.5m for purchase and remortgage cases
- Max age on application 80 – up to 25 year term
- **First Time Landlords –** HMO, MUFB and Holiday Lets - No BTL or Holiday Let experience required
- Applications are **not credit scored** – each case assessed on its merits
- **Impaired credit** considered
- Long Term **Corporate Lets** & DSS/Student Tenants
- Flats **above Commercial** Premises
- **Multi-unit freehold** buildings to 10 units (including partial blocks)
- **Ex-Local Authority** property
- **Let to Buy** and Consumer BTLs
- **Ex-Pats, outside of EEA** by referral
- **Holiday Lets / Short term Lets**
- **HMO up to 10 beds.** Over 6 beds and up to 10 beds by referral

**Valuation Block discount may apply for units of 4 or more

Core Criteria

- Maximum loan size of £1.5 million available up to 75% on W1 standard range
- Maximum loan size of £1.5 million to 75% on W1 Specialist range
- Maximum loan size of £1.5 million to 65% on W2 product range
- Minimum loan size £50k
- Minimum property value £150k
- Applications accepted from UK individuals, SPV Limited Companies and LLP
- Fast track remortgage available to individuals and simple SPV's
- We can consider properties owned for less than 6 months, high rise flats over 5 storeys and ex-local authority flats (including deck access) by referral
- Lending Area: England and Wales
- Min age and max age: minimum age is 21 and max age is 80 at point of application
- Up to 75% LTV purchase or remortgage
- New Builds up to 70% LTV - properties built or converted in the last 12 months
- No minimum income, earned income must be declared and sufficient to cover lifestyle
- Rental Calculation (Based on pay rate for 5 year Fixed plans, a stressed rate of 6.75% or the pay rate (whichever is higher) for short term fixed and variable products) Basic rate taxpayers and Limited Companies/ LLPs 125% - Higher and Additional Rate tax payers 140%
- ERC **Lifetime Tracker:** no ERC's - 10% overpayment permitted on a lumpsum basis per annum
- ERC **Stepped Discount Tracker:** no ERC's - 10% overpayment permitted on a lump sum basis per annum
- ERC **2 Year Fixed:** 2% / 1% - 10% overpayment permitted on a lump sum basis per annum
- ERC **5 Year Fixed:** 4% / 4% / 3% / 3% / 2% - 10% overpayment permitted on a lump sum basis per annum

*Bespoke rates may apply

Property Types Considered

Houses, flats, and maisonettes.

HMOs - Up to 10 Bedrooms (over 6 Beds by referral)

MUFBs - up to 10 units

Borrower Types

UK Individuals

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

(Trading Companies not accepted)

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

7-10 Bed HMOs

Please note the above list is not exhaustive, refer to our full Criteria Guide for further information.

NEW

Limited Edition - 5 Year Fixed Standard

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include Consumer Buy-to Let, HMO, MUFB, above ornext to commercial, Expat or holiday lets.

W1

First Charge

Max LTV	65%	75%
Max Loan Size	Loans up to £1.5m	Loans up to £1m
Min Loan Size	£50,000	
5 Year Fixed	5.55%	5.60%
Arrangment Fee	2.50%	
Reversion rate	BBR* + 4.99%	
ERC	4% / 4% / 3% / 3% / 2%	
Application Fee	£180	

Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%
Other	Maximum 10 loans per borrower with maximum £3 million borrowing No Top Slicing available No credit exceptions Individuals and UK SPV only

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

NEW

Limited Edition - 2 Year Fixed Standard

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include Consumer Buy-to Let, HMO, MUFB, above or next to commercial, Expat or holiday lets.

W1

First Charge

Max LTV	65%	75%
Max Loan Size	Loans up to £1.5m	Loans up to £1m
Min Loan Size	£50,000	
2 Year Fixed	5.66%	5.70%
Arrangment Fee	2.50%	
Reversion rate	BBR* + 4.99%	
ERC	2% / 1%	
Application Fee	£180	

Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%
Other	Maximum 10 loans per borrower with maximum £3 million borrowing No Top Slicing available No credit exceptions Individuals and UK SPV only

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

NEW

Limited Edition - 5 Year Fixed Specialist

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names.

Does not include Consumer Buy-to-Let, Expat, Holiday Let, Foreign Nationals or Large HMO/MUB.

W1

First Charge

Max LTV	65%	75%
Max Loan Size	Loans up to £1.5m	Loans up to £1m
Min Loan Size	£50,000	
5 Year Fixed	5.75%	5.80%
Arrangment Fee	2.50%	
Reversion rate	BBR* + 4.99%	
ERC	4% / 4% / 3% / 3% / 2%	
Application Fee	£180	
Rental Calculation (For 5 year fixed, based on the pay rate)	**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%
Other	Maximum 10 loans per borrower with maximum £3 million borrowing HMO - Up to 6 bedroomsMUFB - Up to 6 units No Top Slicing available No credit exceptions Individuals and UK SPV only	

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

NEW

Limited Edition - 2 Year Fixed Specialist

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names.

Does not include Consumer Buy-to-Let, Expat, Holiday Let, Foreign Nationals or Large HMO/MUB.

W1

First Charge

Max LTV	65%	75%
Max Loan Size	Loans up to £1.5m	Loans up to £1m
Min Loan Size	£50,000	
2 Year Fixed	5.79%	5.85%
Arrangment Fee	2.50%	
Reversion rate	BBR* + 4.99%	
ERC	2% /1%	
Application Fee	£180	
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	**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%
Other	Maximum 10 loans per borrower with maximum £3 million borrowing HMO - Up to 6 bedroomsMUFB - Up to 6 units No Top Slicing available No credit exceptions Individuals and UK SPV only	

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Limited Edition - 5 Year Fixed Standard

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%	
Max Loan Size	Loans up to £1m	
Min Loan Size	£100,000	
5 Year Fixed	6.24%	6.39%
Arrangment Fee	3.00%	2.00%
Reversion rate	BBR* + 4.99%	
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%	
Other	Maximum 3 loans per borrower / £3m maximum lending	

*Subject to a BBR floor of 0.25%

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Limited Edition - 5 Year Fixed Large HMO - MUFB

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £1m
Min Loan Size	£200,000
5 Year Fixed	6.84%
Arrangment Fee	2.50%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140% HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%
Other	Maximum 3 loan per borrower / £3m maximum lending

*Subject to a BBR floor of 0.25% | **For Development Finance exit cases, please refer**

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Limited Edition - 5 Year Fixed Holiday Let

Specialist Range

Designed to finance houses, leasehold flats and maisonettes, including new build properties through limited company SPV or personal names, above or next to commercial permitted.

Does not include HMO/MUFB or Expat.

5 Year Fixed Holiday Let W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £500k
Min Loan Size	£100,000
5 Year Fixed	6.79%
Arrangment Fee	3.00%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%
Other	Maximum 3 loans per borrower / £1.5m maximum lending

*Subject to a BBR floor of 0.25%

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We lend on properties with no occupancy restrictions that have valuer confirmation that demand exists on an AST basis.
Lending amount available is calculated based on AST rental value.

Limited Edition - 5 Year Fixed Expat

Specialist Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names, HMO, MUFB, above or next to commercial.

5 Year Fixed Expat W1

First Charge

Products are also available as Consumer Buy-to- Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £500k
Min Loan Size	£100,000
5 Year Fixed	6.94%
Arrangment Fee	3.00%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140% HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%
Other	Maximum 3 loans per borrower / £1.5m maximum lending

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We consider cases from EEA area and Non-EEA areas(by referral). Applicants should own at least 1 UK property.

5 Year Fixed

STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%	75%
Max Loan Size	Loans up to £1,500,000	Loans up to £1,500.000
5 Year Fixed	6.74%	6.89%
Reversion rate	BBR* + 4.99%	
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Arrangement Fee	2.00%	

Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Lifetime Tracker
STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W1

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 £1,500.000	Loans up to £1,500.000
Lifetime Tracker	5.99%	6.09%	6.19%
Reversion rate	BBR* + 2.99%	BBR* + 3.09%	BBR* + 3.19%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum		
Application Fee	£180		
Arrangement Fee	Lifetime Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £2million. Rent DSCR must cover loan and added fee.		
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%		

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

2 Year Stepped Discount Tracker

STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%	75%
Max Loan Size	Loans up to £1,500.000	Loans up to £1,500.000
Stepped Discount Tracker:	5.04% (W1 revert rate -2.95%)	5.14% (W1 revert rate -2.85%)
Reversion rate	BBR* + 4.99%	BBR* + 4.99%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Arrangement Fee	Discount Tracker: 2% Fee can be added above LTV subject to total loan not exceeding £2 million. Rent DSCR must cover loan and added fee.	
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%	

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

5 Year Fixed
STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%
Max Loan Size	Loans up to £1,500,000
5 Year Fixed	6.99%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	2.50%

Rental Calculation (For 5 year fixed, based on the pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%

*BBR subject to 0.25% floor

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

Lifetime Tracker
STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%
Max Loan Size	Loans up to £1,500.000
Lifetime Tracker	6.49%
Reversion rate	BBR* + 3.49%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	Lifetime Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £2million. Rent DSCR must cover loan and added fee.
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

2 Year Stepped Discount Tracker

STANDARD

Standard Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names.

Does not include HMO, MUFB, above or next to commercial, Expat or holiday lets.

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%
Max Loan Size	Loans up to £1,500.000
Stepped Discount Tracker:	5.54% (W2 revert rate -2.45%)
Reversion rate	BBR* + 4.99%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	Discount Tracker: 2% Fee can be added above LTV subject to total loan not exceeding £2 million. Rent DSCR must cover loan and added fee.
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

5 Year Fixed

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names.

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%	75%
Max Loan Size	Loans up to £1,500,000	Loans up to £1,500.000
5 Year Fixed	6.89%	7.04%
Reversion rate	BBR* + 4.99%	
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Arrangement Fee	2.00%	
Rental Calculation (For 5 year fixed, based on the pay rate)	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%
Other	HMO - Up to 6 bedrooms MUFB - Up to 6 units For properties above 6 bed/6 units please refer to our Large HMO/MUFB product on page 23	

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Lifetime Tracker

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names

W1

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 £1,500,000	Loans up to £1,500,000
Lifetime Tracker	6.19%	6.29%	6.39%
Reversion rate	BBR* + 3.19%	BBR* + 3.29%	BBR* + 3.39%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum		
Application Fee	£180		
Arrangement Fee	Lifetime Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £1.5 million. Rent DSCR must cover loan and added fee		
HMO - Up to 6 bedrooms MUFB - Up to 6 units For properties above 6 beds/6 units please refer to our Large HMO/MUB product on page 23.			

Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	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%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

West One

2 Year Stepped Discount Tracker

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%	75%
Max Loan Size	Loans up to £1,500,000	Loans up to £1,500,000
Stepped Discount Tracker	5.29% (W1 revert rate - 2.70%)	5.39% (W1 revert rate - 2.60%)
Reversion rate	BBR* + 4.99%	BBR* + 4.99%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Arrangement Fee	Discount Tracker: 2% Fee can be added above LTV subject to total loan not exceeding £2 million. Rent DSCR must cover loan and added fee.	
HMO - Up to 6 bedrooms MUFB - Up to 6 units For properties above 6 beds/6 units please refer to our Large HMO/MUB product on page 23.		
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/ LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%	HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

5 Year Fixed

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names.

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%	
Max Loan Size	Loans up to £1,500,000	
5 Year Fixed	7.54%	
Reversion rate	BBR* + 4.99%	
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Arrangement Fee	2.50%	
Rental Calculation (For 5 year fixed, based on the pay rate)	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%
Other	HMO - Up to 6 bedrooms MUFB - Up to 6 units	

*BBR subject to 0.25% floor

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

Lifetime Tracker

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or personal names

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%
Max Loan Size	Loans up to £1,500,000
Lifetime Tracker	6.69%
Reversion rate	BBR* + 3.69%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	Lifetime Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £1.5 million. Rent DSCR must cover loan and added fee

HMO - Up to 6 bedrooms
MUFB - Up to 6 units
For properties above 6 beds/6 units please refer to our Large HMO/MUB product on page 23.

Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	Rental Calculation - Excluding HMO & MUFBs	HMO and MUFB
	Individual Basic Rate Taxpayer – 125% Limited Companies/LLPs – 125% Individual Higher and Additional Rate Taxpayers – 140%	Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

West One

2 Year Stepped Discount Tracker

SPECIALIST

Specialist Range

Designed to finance more complex transactions such as houses, flats and maisonettes, above or next to commercial, includes; HMO, MUFB (including partial), through limited company SPV or bpersonal names

W2

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	65%
Max Loan Size	Loans up to £1,500,000
Stepped Discount Tracker	5.79% (W2 revert rate - 2.20%)
Reversion rate	BBR* + 4.99%
ERC	No ERC 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	Discount Tracker: 2% Fee can be added above LTV subject to total loan not exceeding £2 million. Rent DSCR must cover loan and added fee.

HMO - Up to 6 bedrooms
MUFB - Up to 6 units
For properties above 6 beds/6 units please refer to our Large HMO/MUB product on page 23.

Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/ LLPs 125% All LTVs - Higher and Additional Rate tax payers 140%	HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W2 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No unsatisfied defaults within the last 36 months	No unsatisfied CCJ's within the last 36 months	None in the last 24 months	Maximum status 1 on any account in 12 months (more than one instance permitted)	None in the last 72 months

Specialist Range
Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names, MUFB, above or next to commercial, Expat. Does not include HMO.

5 Year Fixed Holiday Let W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £750k
5 Year Fixed	7.14%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	2.50%
Rental Calculation (Based on pay rate for 5 Year Fixed plans)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140% MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*BBR subject to 0.25% floor

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We lend on properties with no occupancy restrictions that have valuer confirmation that demand exists on an AST basis. Lending amount available is calculated based on AST rental value.

Specialist Range

Specialist Range
Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names, MUFB, above or next to commercial, Expat. Does not include HMO.

Holiday Lets W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £750k
Lifetime Tracker	6.69%
2 Year Stepped Discount Tracker	5.79% (W1 revert rate - 2.20%)
Reversion rate	Lifetime tracker: BBR* + 3.69% | Stepped discount: BBR* + 4.99%
ERC	Lifetime Tracker: No ERC | 2 Year Stepped Discount Tracker: No ERC
Application Fee	£180
Arrangement Fee	Lifetime tracker: 2.00% | 2 Year Stepped Discount Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £1.5 million. Rent DSCR must cover loan and added fee.
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	Rental Calculation - Excluding MUFBs Individual Basic Rate Taxpayer – 125% Limited Companies/LLPs – 125% Individual Higher and Additional Rate Taxpayers – 140% MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25% | **For Development Finance exit cases, please refer**

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We lend on properties with no occupancy restrictions that have valuer confirmation that demand exists on an AST basis. Lending amount available is calculated based on AST rental value.

5 Year Fixed Expat W1

Specialist Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names, HMO, MUFB, above or next to commercial.

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £750k
5 Year Fixed	7.29%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	2.50%

Rental Calculation (Based on pay rate for 5 Year Fixed plans)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140% MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*BBR subject to 0.25% floor | **For Development Finance exit cases, please refer**

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We consider cases from EEA area and Non-EEA areas(by referral). Applicants should own at least 1 UK property.

Ex-Pats W1

Specialist Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names, HMO, MUFB, above or next to commercial.

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £750k
Lifetime Tracker	6.79%
2 Year Stepped Discount Tracker	5.89% (W1 revert rate - 2.10%)
Reversion rate	Lifetime Tracker: BBR* + 3.79% 2 Year Stepped Discount Tracker: BBR* + 4.99%
ERC	Lifetime Tracker: No ERC | 2 Year Stepped Discount Tracker: No ERC
Application Fee	£180
Arrangement Fee	Lifetime Tracker: 2.00% | 2 Year Stepped Discount Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £1.5 million. Rent DSCR must cover loan and added fee.
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	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%

*Subject to a BBR floor of 0.25%

For Development Finance exit cases, please refer

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

We consider cases from EEA area and Non-EEA areas(by referral). Applicants should own at least 1 UK property.

5 Year Fixed
Large HMO & MUFB

West One

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	Loans up to £1,500,000
Min Loan Size	£200k
5 Year Fixed	7.19%
Reversion rate	BBR* + 4.99%
ERC	5 Year Fixed : 4%/4%/3%/3%/2% 10% overpayment permitted on a lump sum basis per annum
Application Fee	£180
Arrangement Fee	2.00%

Rental Calculation (Based on pay rate for 5 years fixed plans)	These calculations apply to standard property types available within this plan All LTVs - Basic rate taxpayers and Limited Companies/LLPs 125% All LTVs - Higher and Additional Rate tax payers 140% HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25% | **For Development Finance exit cases, please refer**

Property Types considered	HMO - 7-10 bedrooms (please refer prior to submission) MUFB - 7-10 units (please refer prior to submission)

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

West One

W1

First Charge

Products are also available as Consumer Buy-to-Let mortgages

Max LTV	75%
Max Loan Size	£1.5 million
Min Loan Size	£200k
Lifetime Tracker	6.59%
2 Year Stepped Discount Tracker	5.69% (W1 revert rate - 2.30%)
Reversion rate	Lifetime Tracker: BBR* + 3.59% 2 Year Stepped Discount Tracker: BBR* + 4.99%
ERC	Lifetime Tracker: No ERC | 2 Year Stepped Discount: No ERC
Application Fee	£180
Arrangement Fee	Lifetime Tracker: 2.00% | 2 Year Stepped Discount Tracker: 2.00% Fee can be added above LTV subject to total loan not exceeding £1.5 million. Rent DSCR must cover loan and added fee
Rental Calculation (Based on higher of stressed rate of 6.75% or pay rate)	HMO and MUFB Individual Basic Rate Taxpayer – 135% Limited Companies/LLPs – 135% Individual Higher and Additional Rate Taxpayers – 140%

*Subject to a BBR floor of 0.25% | **For Development Finance exit cases, please refer**

Property Types considered	HMO - 7-10 bedrooms (please refer prior to submission) MUFB - 7-10 units (please refer prior to submission)

W1 Product Criteria

Defaults	CCJs	Missed mortgage / secured payments	Unsecured arrears	Bankruptcy / IVA
No defaults within the last 72 months	No CCJ's within the last 72 months	None in the last 36 months	0 in 6 months Worst status 1 in 12 months (Max. 1 instance) Worst status 2 in 24 months	None in the last 72 months

Valuation Fees

We will obtain an independent valuation of the property using our approved panel of valuers. The applicable fee must be paid prior to any instruction taking place.

Single BTL / Single Airbnb / Single Holiday Let

Valuation	Fee including VAT
Up to £150,000	£230
£ 150,001 - £200,000	£255
£ 200,001 - £250,000	£285
£ 250,001 - £300,000	£340
£ 300,001 - £400,000	£395
£ 400,001 - £500,000	£450
£ 500,001 - £600,000	£510
£ 600,001 - £700,000	£560
£ 700,001 - £800,000	£640
£ 800,001 - £900,000	£700
£ 900,001 - £1,000,000	£790
£1,000,001 - £1,200,000	£895
£1,200,001 - £1,400,000	£1,050
£1,400,001 - £1,600,000	£1,205
£1,600,001 - £1,800,000	£1,410
£1,800,001 - £2,000,000	£1,670
Above £2,000,000	By Agreement

Revaluation	Fee including VAT
Up to £250,000	£200
£250,001 - £500,000	£250
£500,001 - £700,000	£400
£700,001 – £1,000,000	£500
£1,000,001 - £1,200,000	£600
£1,200,001 - £1,400,000	£720
£1,400,001 - £1,600,000	£840
£1,600,001 - £1,800,000	£970
Above £1,800,000	By Agreement

Re-inspections	£135
Re-inspections: Self-Build	£160

HMOs up to 6 bedrooms

Valuation	Fee including VAT
Up to £150,000	£550
£150,001 - £300,000	£580
£300,001 - £400,000	£650
£400,001 - £500,000	£750
£500,001 - £600,000	£790
£600,001 - £700,000	£860
£700,001 - £800,000	£930
£800,001 - £900,000	£1,000
£900,001 - £1,000,000	£1,090
Above £1,000,000	By Agreement

HMOs 7-10 bedrooms	By Agreement
Transcriptions	By Agreement
Re-inspections	By Agreement
Revaluations	By Agreement

MUFB

Valuation	Fee including VAT
Up To £200,000	£875
£200,001 - £250,000	£950
£250,001 - £300,000	£1,025
£300,001 - £400,000	£1,200
£400,001 - £500,000	£1,325
£500,001 - £600,000	£1,450
£600,001 - £700,000	£1,575
£700,001 - £800,000	£1,700
£800,001 - £900,000	£1,825
£900,001 - £1,000,000	£1,950
£1,000,001 - £1,250,000	£2,250
Above £1,250,000	By Agreement

Transcriptions	By Agreement
Re-inspections	By Agreement
Revaluations	By Agreement

- Fees where there are multiple properties on one title are by agreement
- Fees for MUFBs with more than 10 units are by agreement

Legal Process

Fast Track Remortgage Service

Our Fast Track service is designed to speed up the completion process - and at the same time minimise the costs incurred by your client.

This is because for qualifying applicants, there is no need for them to appoint their own legal representation.

How does it work?

Our solicitors will act on behalf of West One during the remortgage process and will disburse the loan proceeds and complete the loan transaction.

Does my client need Independent Legal Advice?

There will be some instances where independent legal advice will be required, e.g. generally, where an applicant is over 70 years old or when personal guarantees are required. We will notify you during the underwriting process when such advice is needed.

What fees are payable for Fast Track?

Property Value	Fee incl VAT
Up to £200,000	£500
£200,001 to £500,000	£600
£500,001 to £750,000	£700
£750,001 to £1,000,000	£800
£1,000,001 to £1,250,000	£900
£1,250,001 to £1,500,000	£1,000
£1,500,001 to £1,750,000	£1,100
£1,750,001 to £2,000,000	£1,200
Over £2,000,000	Upon referral

Who is eligible for Fast Track?

- Loans up to £750,000
- Remortgages (unencumbered properties are not eligible)
- Individuals and simple UK SPVs
- Standard property types and HMOs only
- Standard current mortgage only (no bridging finance)

In all cases we will need:

- up to date redemption figure from the existing lender(s) which confirm they will remove their charge(s) over the security address upon receipt of redemption funds
- A copy of the buildings insurance policy, with the interest of West One Secured Loans Limited as mortgagee noted – or all mortgagees interests are noted in the case of leasehold block policies
- Copies of valid gas and/or electrical safety certificates
- The original signed mortgage deed

For Limited Companies / SPVs:

- In addition to the above, we will also require the following documents:
- A copy of Memorandum and Articles of Association. Our solicitors will need to confirm that by entering into this mortgage, the Limited Company is not acting outside or beyond the limitations of its Memorandum and Articles of Association or other applicable constitutional documents.
- A copy of the appropriate Board Minutes authorising the company to enter into the remortgage transaction, and delegate the necessary authority to whichever Director(s) is/are to sign the loan documentation.
- Personal Guarantees for all Directors or controlling Shareholders will be required prior to completion of the remortgage. Please note that Independent Legal Advice will be required for all persons providing a Personal Guarantee

Dual Representation

What does dual representation mean?

We have 3 panel firms that act on both our and your clients behalf. TWM, Blacks and Graphene Legal.
Please contact broker support for additional details on these firms.

Who is eligible for Dual Representation?

Dual Representation is available to any applicant who does not qualify for our Fast Track service:

What fees are payable for Dual Representation?

Gross Loan Amount	Fee	Limited Company Loan (additional Fee)
Up to £200,000	£650	£100
£200,001 to £300,000	£700	£100
£300,001 to £400,000	£750	£100
£400,001 to £500,000	£850	£100
£500,001 to £700,000	£950	£100
£700,001 to £900,000	£1,050	£150
£900,001 to £1,000,000	£1,100	£150
£1,000,001 to £1,250,000	£1,350	£150
£1,250,001 to £1,500,000	£1,500	£150
£1,500,001 to £1,750,000	£1,650	£150
£1,750,001 to £2,000,000	£1,900	£150
Over £2,000,000	Upon referral	

Please note: above fees exclude VAT and Disbursements

Separate Legal Representation

Both the applicant and West One will have Separate Legal Representation. This service is available to applicants where either Fast Track is not available, or Dual Representation is not required.

Requirements

The applicant will need to be represented by their own Solicitor. Please note that the firm should have at least 2 SRA partners and be registered with the Law Society. Our solicitor will forward the Mortgage Offer and Deed directly to the applicant's solicitor.

What fees are payable for Separate Legal Representation?

Gross Loan Amount	Fee	Limited Company Loan (additional Fee)
Up to £200,000	£500	£100
£200,001 to £300,000	£550	£100
£300,001 to £400,000	£600	£100
£400,001 to £500,000	£700	£100
£500,001 to £700,000	£800	£150
£700,001 to £900,000	£900	£150
£900,001 to £1,000,000	£950	£150
£1,000,001 to £1,250,000	£1,200	£150
£1,250,001 to £1,500,000	£1,350	£150
£1,500,001 to £1,750,000	£1,500	£150
£1,750,001 to £2,000,000	£1,750	£150
Over £2,000,000	Upon referral	

Please note:
- The above fees exclude VAT and Disbursements.
- The above fees are those charged by West One's solicitor and the applicants will also have to pay fees charged by their own solicitor.

How to submit your case

How to submit your business to West One Buy-to-Let

1. Click on the below link
https://www.westoneloans.co.uk/buy-to-let-mortgages

2. We will make contact with you to ask a few more questions about you and your company.

3. You will receive an email giving you access to our broker portal which enables you to
   a. Input client and security details
   b. Undertake a soft footprint credit search
   c. Select a product and generate an illustration and decision in principle.
   d. Submit a case to be underwritten via our casehub system
   e. Full case tracking

4. Pay the Application fee of £180 and the valuation fee by card payment or bank transfer.

Please contact us if you are unsure of the most appropriate submission route for your cases.

Please email our support desk on btlbrokersupport@westoneloans.co.uk or call **0333 1234556**

Full case visibility from point of sale

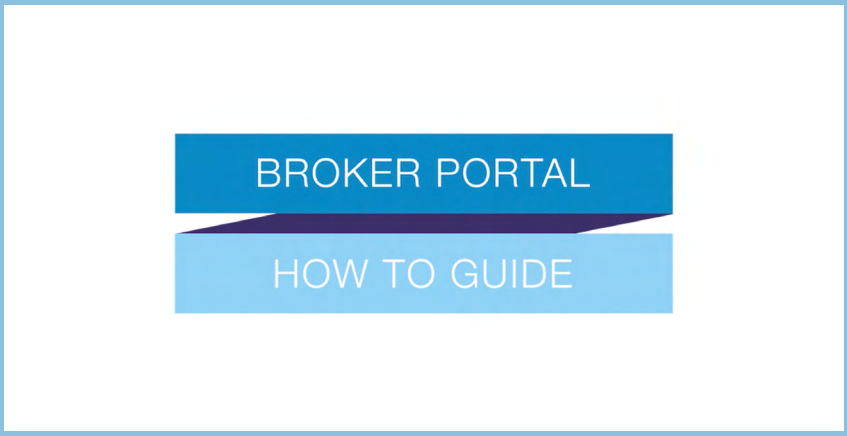
Broker Portal

- Instant decision in principle and illustration at point of sale
- Submit applications online via portal

Case Hub

- Submit all supporting documents for your application
- Direct messaging with the underwriter
- Instant notifications and case updates
- Full case tracking function

Broker Portal - Guide video



Watch the Broker - Portal How to Guide video on our website

or

SCAN ME!

Contact us for more information

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West One

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West One