

# Buy-to-Let Range W3

Key Partner  
Exclusive  
Product

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 West One

February 2024



# Buy-to-Let Range W3

## Purchases and Re-Mortgages

Max LTV	65%	65%
Max Loan Size	Loans up to £500,000	
Min Loan Size	£50,000	
5 Year Fixed	6.84%	7.29%
Arrangement Fee	4.99%	2.50%
Reversion rate	BBR* + 4.99%	
ERC	5 Year Fixed : 5%/5%/4%/3%/2% 10% overpayment permitted on a lump sum basis per annum	
Application Fee	£180	
Rental calculation (5 year fixed based on payrate)	<ul style="list-style-type: none"> <li>• These calculations apply to all available property types available within this plan</li> <li>• Basic rate taxpayers and Limited Companies/LLPs 125%</li> <li>• Basic rate taxpayers and Limited Companies/LLPs HMO/MUB 135%</li> <li>• Higher and Additional Rate taxpayers 140%</li> </ul>	

W3 Credit Eligibility	<ul style="list-style-type: none"> <li>• 1 in 12 months, 0 in 3 months (applicable to CCJ/DF/mortgage arrear - only 1 instance permitted in total)</li> <li>• Defaults = 1 in the last 12 months (max £5k)</li> <li>• CCJs = 1 in the last 12 months (max £5k)</li> <li>• Missed mortgage / secured payments = 1 in the last 12 months</li> <li>• Impaired credit outside of 12 months = not assessed for plan assessment, subject to satisfactory explanation</li> <li>• Unsecured arrears = not assessed for plan assessment, subject to satisfactory explanation</li> <li>• Missed payments on public utilities and communication suppliers ignored, subject to satisfactory explanation</li> <li>• Bankruptcy / IVA = None in the last 72 months</li> </ul>
Other	Maximum 3 loans per borrower / £1.5m maximum exposure 3 months rental void cover savings evidence required Broker Commission 0.90%

\*Subject to a BBR floor of 0.25%

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### Property Type Range

Designed to finance houses, leasehold flats and maisonettes including new build properties through limited company SPV or personal names. Includes small HMO, MUB, above or next to commercial. Does not include Large HMO/MUB or Holiday Lets.

### Borrower Type Criteria

Individual borrowers and Limited Companies (UK SPV)  
Does not include Foreign National, Expat, First Time Buyer.

## W3 Product Criteria

### Defaults\*

1 in last 12 months, 0 in last 3 months  
(Max £5k)

### CCJs\*

1 in last 12 months, 0 in last 3 months  
(Max £5k)

### Missed mortgage / secured payments\*

1 in last 12 months, 0 in last 3 months

### Unsecured arrears

Not assessed for plan assessment, subject to satisfactory explanation

### Bankruptcy / IVA

None in the last 72 months

\*Only 1 instance in total permitted across Defaults/CCJs and Secured missed payments