

# Buy-to-Let Product Guide

January 2026

Standard

Specialist

Complex

West One, The Edward Hyde Building, 38 Clarendon Road, Watford, WD17 1JW.

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CCJ's and Defaults  
under £500 accepted



New Improved Credit  
Eligibility Rules across all  
products



Dedicated Service for Portfolio  
Lending, Complex Cases and High  
Value Loans up to £15m.



Increased Loan Sizes up to  
£1m for First Time Buyers



Offshore SPVs, Share  
Purchase Agreements and  
Trading Companies  
considered



Corporate Leases Accepted up to  
80% LTV and Foreign Nationals  
living in UK accepted in individual  
names.



Applications are not credit  
scored: each case assessed on its  
own merits



Fast Track remortgage available  
to Individuals and SPVs



Unlimited  
background portfolios



Day 1 remortgages  
now accepted



Maximum Age on  
application 80



England, Wales and  
Mainland Scotland

## Our Product Offering

Our comprehensive product guide offers a wide range of buy to let mortgages serving England, Wales and Scotland including individuals, Limited Companies, and large portfolio landlords.

CBTL Products across all Core Ranges
First-Time Landlords & First-Time Buyers
Remortgage Fast Track Legals for Loans under £750k
Skilled Worker Visas
Foreign Nationals & Expats
Trading Companies Considered
Intercompany Loans as Deposits
Large Loan Transactions up to £15.0m
Above or Next to Commercial
Holiday Lets / Short Term Lets including Air BnB
HMOs / MUBs with uncapped beds / units
Unlimited Background Portfolios
Corporate Lets Up To 80% LTV
Day 1 Remortgages
Bespoke Products On Request

**NEW** – Introducing our Bespoke BTL Team

## Bespoke Team

A team of highly experienced underwriters work exclusively with broker partners to provide a highly responsive service from enquiry all the way through to completion for higher value loans, Portfolio Landlords and Complex cases including:

Consider cases outside of the published product guide
Loans sizes between £750k and £15m
Bespoke referral service for loan sizes over each ranges max loan size
Portfolio mortgages for 4 or more properties
Development Exits
Offshore / Complex Structures
Discounted application fees for multiple loans
Share purchase agreements
Bespoke products tailored to meet the individual needs of the borrower



### Standard properties – W1 Limited Edition

Loan Size	Max LTV	2yr fix - W1 Limited Edition				5yr fix - W1 Limited Edition			
£50 - £1.5m	65%	2.79%		3.79%		5.04%		3.79%	
£50k - £1m	70%	2.89%		3.89%		5.14%		N.A.	
	75%	N.A.		3.94%		5.19%		N.A.	
Product Fee		7.00%		4.99%		2.50%		9.99%	
Early Repayment Charge		2/1%				5/5/4/3/2%			

**Products shaded orange are AVM eligible. AVM Criteria:** (i) Remortgages only. Conventional 1st charge mortgage (No bridging or development finance or unencumbered properties) (ii) Min. 6 months ownership and property must be tenanted (iii) Standard houses and bungalows only (Not available on flats or new builds) (iv) Max. property value £1million and max. net loan size of £500k (v) Max. net LTV 65% for confidence level of 6+; Net LTV 60% for confidence level of 5. (vi) Only available for 2 or 5-year fixed rate up to Fee 7%

Who is this range for?	<p><b>Unlimited portfolio size</b> but total of 20 loans per borrower with maximum £3m borrowing.</p> <p><b>Applicants:</b> This is for Individuals (including First Time Landlords) who are UK nationals and Limited Companies (UK SPVs). Applicants must be able to evidence a minimum of 12 months mortgage history. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.</p> <p><b>CBTLs:</b> Not permitted.</p> <p><b>Security Type &amp; Additional Information:</b> Houses, leasehold flats and maisonettes to 75% LTV. New build properties limited to max 75% LTV. No top slicing. Lending in Scotland not permitted.</p>
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### Standard properties – Core

Loan Size	Max LTV	2yr fix - W1				5yr fix - W1				2yr fix - W2				5yr fix - W2				5yr fix - W3			
																				Max. loan size of £500k Max. 3 loans for £1.5m total	
£50k - £2.0m	65%	2.94%	3.94%	5.19%	5.94%	3.94%	4.49%	4.89%	5.39%	5.69%	3.69%	4.69%	5.94%	6.69%	5.24%	5.64%	6.14%	6.44%	6.74%	7.24%	7.54%
£50k - £1.5m	70%	3.04%	4.04%	5.29%	6.04%	N.A.	4.59%	4.99%	5.49%	5.79%	3.79%	4.79%	6.04%	6.79%	5.34%	5.74%	6.24%	6.54%	6.84%	7.34%	7.64%
	75%	N.A.	4.09%	5.34%	6.09%	N.A.	N.A.	5.04%	5.54%	5.84%	N.A.	4.84%	6.09%	6.84%	N.A.	5.79%	6.29%	6.59%	N.A.	N.A.	N.A.
£50k - £750k	80%	N.A.	N.A.	5.69%	6.44%	N.A.	N.A.	5.89%	6.19%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Product Fee		7.00%	4.99%	2.50%	1.00%	9.99%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	4.99%	2.50%	1.00%
Early Repayment Charge		2/1%				5/5/4/3/2%				2/1%				5/5/4/3/2%				5/5/4/3/2%			

Who is this range for?	<p><b>Loan sizes &gt; £2m and portfolios up to £15m</b> considered on a case-by-case basis. Please reach out to our Bespoke Team at <a href="mailto:bespokebtl@westoneloans.co.uk">bespokebtl@westoneloans.co.uk</a> with the details.</p> <p><b>Applicants:</b> This is for Individuals (including First Time Landlords), SPVs and Corporate Leases. Offshore SPVs and Share Purchase Agreements considered. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.</p> <p><b>CBTLs:</b> Accepted.</p> <p><b>Security Type:</b> Houses, flats and maisonettes to 80% LTV. New build properties limited to 75% LTV. Large Block Exposure to 20 units with up to 100% exposure possible</p>
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Our bespoke Buy to Let team can consider larger loan sizes, properties over 10 beds/units and more complex cases. Please contact us at [bespokebtl@westoneloans.co.uk](mailto:bespokebtl@westoneloans.co.uk) or call 0333 1234556 to speak to our experienced team.

Standard

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West One

## Small HMO/MUBs (1-3 beds/units) - Core

Loan Size	Max LTV	2yr fix - W1					5yr fix - W1					2yr fix - W2					5yr fix - W2					5yr fix - W3		
£50k - £2.0m	65%	2.94%	3.94%	5.19%	5.94%	3.94%	4.49%	4.89%	5.39%	5.69%	3.69%	4.69%	5.94%	6.69%	5.24%	5.64%	6.14%	6.44%	6.74%	7.24%	7.54%	Max. loan size of £500k Max. 3 loans for £1.5m total		
£50k - £1.5m	70%	3.04%	4.04%	5.29%	6.04%	N.A.	4.59%	4.99%	5.49%	5.79%	3.79%	4.79%	6.04%	6.79%	5.34%	5.74%	6.24%	6.54%	6.84%	7.34%	7.64%			
	75%	N.A.	4.09%	5.34%	6.09%	N.A.	N.A.	5.04%	5.54%	5.84%	N.A.	4.84%	6.09%	6.84%	N.A.	5.79%	6.29%	6.59%	N.A.	N.A.	N.A.			
Product Fee		7.00%	4.99%	2.50%	1.00%	9.99%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	4.99%	2.50%	1.00%			
Early Repayment Charge		2/1%				5/5/4/3/2%					2/1%					5/5/4/3/2%								

## Who is this range for?

**Loan sizes > £2m and portfolios up to £15m** considered on a case-by-case basis. Please reach out to our Bespoke Team at [bespokebtl@westoneloans.co.uk](mailto:bespokebtl@westoneloans.co.uk) with the details.

**Applicants:** This is for Individuals (including First Time Landlords), SPVs and Corporate Leases. Offshore SPVs and Share Purchase Agreements considered. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.

**CBTLs:** Accepted.

**Security Type:** HMOs up to 3 beds, MUBs up to 3 units

## HMO/MUBs (1-6 beds/units), Above Commercial – W1 Limited Edition

Loan Size	Max LTV	2yr fix - W1 Limited Edition						5yr fix - W1 Limited Edition					
£50k - £1.5m	65%	3.04%	4.04%	5.29%		3.99%	4.59%	4.99%	5.49%		7.00%	4.99%	2.50%
£50k - £1m	70%	3.14%	4.14%	5.39%		N.A.	4.74%	5.14%	5.64%		7.00%	4.99%	2.50%
	75%	N.A.	4.19%	5.44%		N.A.	N.A.	5.19%	5.69%		7.00%	4.99%	2.50%
Product Fee		7.00%	4.99%	2.50%		9.99%	7.00%	7.00%	7.00%		5/5/4/3/2%		
Early Repayment Charge		2/1%						5/5/4/3/2%					

## Who is this range for?

**Unlimited portfolio size** but total of 20 loans per borrower with maximum £3m borrowing.

**Applicants:** This is for Individuals (including First Time Landlords) who are UK nationals and Limited Companies (UK SPVs). Applicants must be able to evidence a minimum of 12 months mortgage history. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.

**CBTLs:** Not permitted.

**Security Type & Additional Information:** HMOs up to 6 beds and MUBs up to 6 units (including partial). For above or next to Commercial, please refer. New build properties limited to max 75% LTV. No top slicing. Lending in Scotland not permitted.

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## Medium HMO/MUBs (4-6 beds/units), Above Commercial, Holiday Lets - Core

Loan Size	Max LTV	2yr fix - W1					5yr fix - W1					2yr fix - W2					5yr fix - W2					5yr fix - W3		
£50k - £2.0m	65%	3.19%	4.19%	5.44%	6.19%	4.14%	4.74%	5.14%	5.64%	5.94%	3.94%	4.94%	6.19%	6.94%	5.49%	5.89%	6.39%	6.69%	6.99%	7.49%	7.79%			
£50k - £1.5m	70%	3.29%	4.29%	5.54%	6.29%	N.A.	4.84%	5.24%	5.74%	6.04%	4.04%	5.04%	6.29%	7.04%	5.59%	5.99%	6.49%	6.79%	7.09%	7.59%	7.89%			
	75%	N.A.	4.34%	5.59%	6.34%	N.A.	N.A.	5.29%	5.79%	6.09%	N.A.	5.09%	6.34%	7.09%	N.A.	6.04%	6.54%	6.84%	N.A.	N.A.	N.A.			
Product Fee	7.00%	4.99%	2.50%	1.00%	9.99%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	4.99%	2.50%	1.00%				
Early Repayment Charge		2/1%				5/5/4/3/2%					2/1%					5/5/4/3/2%								

## Who is this range for?

Loan sizes > £2m and portfolios up to £15m considered on a case-by-case basis. Please reach out to our Bespoke Team at [bespokebtl@westoneloans.co.uk](mailto:bespokebtl@westoneloans.co.uk) with the details.

**Applicants:** This is for Individuals (including First Time Landlords), SPVs and Corporate Leases. Offshore SPVs and Share Purchase Agreements considered. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.

**CBTLs:** Accepted.

**Security Type:** HMOs up to 6 beds, MUBs up to 6 units, Holiday Lets and Above or Next to Commercial to 75% LTV. Large Block Exposure to 20 units with up to 100% exposure possible.

## Large HMO/MUBs (7+ beds/units) - Core

Loan Size	Max LTV	2yr fix - W1					5yr fix - W1					2yr fix - W2					5yr fix - W2					5yr fix - W3		
£200k - £2.0m	65%	3.19%	4.19%	5.44%	6.19%	4.14%	4.74%	5.14%	5.64%	5.94%	3.94%	4.94%	6.19%	6.94%	5.49%	5.89%	6.39%	6.69%	6.99%	7.49%	7.79%			
	70%	3.29%	4.29%	5.54%	6.29%	N.A.	4.84%	5.24%	5.74%	6.04%	4.04%	5.04%	6.29%	7.04%	5.59%	5.99%	6.49%	6.79%	N.A.	N.A.	N.A.			
	75%	N.A.	4.34%	5.59%	6.34%	N.A.	N.A.	5.29%	5.79%	6.09%	N.A.	5.09%	6.34%	7.09%	N.A.	6.04%	6.54%	6.84%	N.A.	N.A.	N.A.			
Product Fee	7.00%	4.99%	2.50%	1.00%	9.99%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	4.99%	2.50%	1.00%				
Early Repayment Charge		2/1%				5/5/4/3/2%					2/1%					5/5/4/3/2%								

## Who is this range for?

Loan sizes > £2.0m and portfolios up to £15m considered on a case-by-case basis. Please reach out to our Bespoke Team at [bespokebtl@westoneloans.co.uk](mailto:bespokebtl@westoneloans.co.uk) with the details.

**Applicants:** This is for Individuals (including First Time Landlords), SPVs and Corporate Leases. Offshore SPVs and Share Purchase Agreements considered. For complex borrower types (First Time Buyers, Expats and Foreign Nationals) please refer to our Complex range for rates, LTVs and max loan sizes.

**CBTLs:** Accepted.

**Security Type:** HMOs with more than 6 beds, MUBs with more than 6 units

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Expats, Foreign Nationals, First Time Buyers - Core																					
Loan Size	Max LTV	2yr fix - W1				5yr fix - W1				2yr fix - W2				5yr fix - W2				5yr fix - W3 Max. loan size of £500k Max. 3 loans for £1.5m total			
£50k - £1.0m	65%	3.34%	4.34%	5.59%	6.34%	4.29%	4.89%	5.29%	5.79%	6.09%	4.09%	5.09%	6.34%	7.09%	5.64%	6.04%	6.54%	6.84%	7.14%	7.64%	7.94%
	70%	3.44%	4.44%	5.69%	6.44%	N.A.	4.99%	5.39%	5.89%	6.19%	4.19%	5.19%	6.44%	7.19%	5.74%	6.14%	6.64%	6.94%	N.A.	N.A.	N.A.
	75%	N.A.	4.49%	5.74%	6.49%	N.A.	N.A.	5.44%	5.94%	6.24%	N.A.	5.24%	6.49%	7.24%	N.A.	6.19%	6.69%	6.99%	N.A.	N.A.	N.A.
Product Fee	7.00%	4.99%	2.50%	1.00%	9.99%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	7.00%	4.99%	2.50%	1.00%	4.99%	2.50%	1.00%	
Early Repayment Charge	2/1%				5/5/4/3/2%				2/1%				5/5/4/3/2%								
Who is this range for?	Loan sizes > £1.0m and portfolios up to £15m considered on a case-by-case basis. Please reach out to our Bespoke Team at <a href="mailto:bespokebtl@westoneloans.co.uk">bespokebtl@westoneloans.co.uk</a> with the details. <b>Applicants:</b> Individuals, SPVs and Corporate Leases accepted. Offshore SPVs and Share Purchase Agreements considered. <b>CBTLs:</b> Accepted <b>Security Type:</b> Houses, flats, maisonettes, holiday lets, above or next to commercial, HMOs to 10 beds and MUBs to 10 units.																				

Expats	Foreign Nationals	First Time Buyers		
<b>Accepted on Complex:</b> (1) Must already own at least one Buy-to-Let property in the UK. (2) Required to appoint an acceptable servicing agent in the UK e.g. Solicitor or Accountant (3) Applicants without mortgage history due to owning unencumbered property may be considered up to 70% LTV.	<b>Accepted on Standard/Specialist Core:</b> (1) EEA Nationals with Indefinite Leave to Remain (ILR) and with a minimum of 12 months UK residency. (2) Non-EEA Nationals with Indefinite Leave to Remain (ILR) or permanent residency rights accepted with a minimum of 12 months UK residency (subject to enhanced due diligence checks).	<b>Accepted on Complex - Living in the UK</b> (1) Both individual and Limited Company applications allowed. (2) EEA Nationals (excluding Irish Nationals) accepted with a minimum of 12 months UK residency and must provide evidence of Pre-Settled Status. (3) Non-EEA Nationals on the following visas accepted with a minimum of 24 months UK residency: (i) Skilled Worker Visas, (ii) Health and Care Worker Visa, (iii) Ancestry Visa (Applicants must meet UK Government eligibility criteria.) (4) Applicants without mortgage history due to owning unencumbered property may be considered up to 65% LTV.	<b>Accepted on Complex - Living outside the UK:</b> (1) Limited Company applications only allowed (2) UK-registered SPVs with Shareholders/Ultimate Beneficial Owners who are Non-EEA Nationals may be considered, subject to enhanced due diligence checks. (3) Must have an existing UK credit footprint (4) All mortgage repayments must be made via Direct Debit from a UK bank account. (5) Applicants without mortgage history due to owning unencumbered property may be considered up to 65% LTV.	<b>Accepted on Complex:</b> (1) UK Nationals only, residing in the UK. (2) Minimum age of 25. (3) Minimum earned income requirement: £25,000. (1) Employed: Latest 2 payslips or most recent payslip plus a contract of employment. (2) Self-employed: Minimum of 2 years' SA302s and corresponding Tax Year Overviews. (4) Limited to arms-length purchases only. (5) Applicants who are currently renting must have a minimum of 12 months rental history. (6) Applicants living with family must provide their last 2 months of bank statements. (7) Must have an established UK credit footprint. (8) Proof of funds required to cover: 6 months' rental voids, deposit, and Stamp Duty Land Tax. (9) Written confirmation of the client's short-to-medium-term living arrangements is required.

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# Additional Information



Credit Tiers			
W1 Limited Edition	W1	W2	W3
<p><b>CCJs &amp; defaults (combined):</b> 0 in 72 months.</p> <p><b>Secured arrears:</b> 0 in 36 months and up to date</p> <p><b>Unsecured arrears:</b> 0 in 6 months, max of 1 missed payment in 12 months, highest of 2 in 24 months, and up to date</p> <p><b>Payday loans:</b> 0 in 72 months</p> <p><b>Debt management plans:</b> 0 in 72 months</p> <p><b>Bankruptcies / IVAs:</b> Not allowed</p> <p><i>Missed payments on public utilities and communication suppliers ignored, subject to satisfactory explanation.</i></p>	<p><b>CCJs &amp; defaults (combined):</b> Maximum 1 instance of £500 or below allowed in the last 72 months.</p> <p><b>Secured arrears:</b> 0 in 36 months and up to date</p> <p><b>Unsecured arrears:</b> Max of 1 missed payment in 12 months, and up to date</p> <p><b>Payday loans:</b> 0 in 72 months</p> <p><b>Debt management plans:</b> 0 in 72 months</p> <p><b>Bankruptcies / IVAs:</b> Not allowed</p> <p><i>Missed payments on public utilities and communication suppliers ignored, subject to satisfactory explanation.</i></p>	<p><b>Satisfied CCJs &amp; defaults:</b> Allowed</p> <p><b>Unsatisfied CCJs &amp; defaults (each):</b> 1 in 24 months. Balances below &lt;£500 ignored.</p> <p><b>Secured arrears:</b> 0 in 6 months, 1 in 12 months.</p> <p><i>Secured arrears on properties other than the mortgageable security must be up to date.</i></p> <p><b>Unsecured arrears:</b> Highest of 3 in 12 months</p> <p><b>Payday loans:</b> 0 in 12 months</p> <p><b>Debt management plans:</b> Discharged over 12 months ago</p> <p><b>Bankruptcies / IVAs:</b> Registered over 36 months ago and discharged</p> <p><i>Missed payments on public utilities and communication suppliers ignored, subject to satisfactory explanation.</i></p>	<p><b>Satisfied CCJs &amp; defaults:</b> Allowed</p> <p><b>Unsatisfied CCJs &amp; defaults (each):</b> 1 in 12 months. Balances below &lt;£500 ignored.</p> <p><b>Secured arrears:</b> 0 in 3 months, 2 in 12 months</p> <p><b>Unsecured arrears:</b> Allowed</p> <p><b>Payday loans:</b> Accepted</p> <p><b>Debt management plans:</b> Discharged</p> <p><b>Bankruptcies / IVAs:</b> Discharged</p> <p><i>Missed payments on public utilities and communication suppliers ignored, subject to satisfactory explanation.</i></p>

Additional Information	
<b>DSCR</b>	125% for Ltd Companies/LLPs and Basic Rate Taxpayers, 140% for Higher and Additional Rate Taxpayers ICR calculation is based on pay rate for 5yr fixes and higher or pay rate or 6% for < 5yr initial terms.
<b>Coverage</b>	England, Wales and Mainland Scotland
<b>Age</b>	Minimum age is 21 and maximum age is 80 at time of application.
<b>Term</b>	5-25 years
<b>Income</b>	No minimum income, earned income must be declared and sufficient to cover lifestyle.
<b>Reversion rate</b>	Fixed Products revert to BBR (subject to a floor of 0.25%) + 4.99%
<b>Fees</b>	Application fee of £199 See rate card for product fee
<b>Valuation and Legal Fees</b>	See Valuation and Legal Fee Guide
<b>App fee schedule</b>	# of loans: 1-4: £199 per loan, 5-7: £169 per loan, 8-10: £139 per loan, 11-15: £109 per loan, 16-20: £99 per loan
<b>Other Criteria</b>	Large Block Exposure to 20 units with up to 100% exposure possible Corporate Lets : Accepted up to 80% LTV; corporate Lets offered to asylum seekers through Serco and similar accepted up to 75% LTV. Minimum property value of £75,000 10% overpayment permitted per annum