

# West One Loans Second Charge Mortgage Range

Product Guide Master Broker Partners

March 2026

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"Residential Extra"  
offering LTVs up to 97.5%  
LTV



AVM's available up to  
85% LTV



Range of 2, 3 and 5  
yr fixed rates  
without ERCs



LTI's over 6.5 times  
income available up to  
95% LTV



1 year min trading for self  
employed now available  
up to max LTV of 97.5%  
LTV



Fixed rates starting  
from 6.99%



BTL Plans with  
improved affordability  
LTVs increased to 75%



Interest Only:  
Now available up to  
&  
to 75% LTV

## Products

Category	Product Type	60%	65%	70%	75%	80%	85%	Product Fee
<b>Platinum</b> 85% LTV Max 6.5x LTI Interest Only Max 75% LTV	Max Gross Loan Size	£1,000,000	£750,000	£500,000	£350,000	£250,000	£150,000	Gross loans to £250,000: £995; Gross loans over £250,000: £1,495
	2-year fixed	6.99%	6.99%	7.19%	7.39%	8.04%	8.84%	
	3-year fixed	6.99%	6.99%	7.19%	7.39%	8.04%	8.84%	
	5-year fixed	6.99%	6.99%	7.19%	7.39%	7.99%	8.79%	
<b>Prime Plus</b> 85% LTV Uncapped LTI Interest Only Max 75% LTV	Max Gross Loan Size	£1,000,000	£750,000	£500,000	£350,000	£250,000	£150,000	
	2-year fixed	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
	3-year fixed	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
	5-year fixed	7.29%	7.29%	7.49%	7.69%	8.34%	9.14%	
<b>Prime</b> 80% LTV Uncapped LTI	Max Gross Loan Size	£500,000	£500,000	£350,000	£250,000	£150,000		
	2-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
	3-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
	5-year fixed	7.89%	7.89%	8.09%	8.29%	8.94%		
<b>Near Prime</b> 75% LTV Uncapped LTI	Max Gross Loan Size	£250,000	£250,000	£150,000	£100,000			
	2-year fixed	8.74%	8.74%	8.94%	9.14%			
	3-year fixed	8.74%	8.74%	8.94%	9.14%			
	5-year fixed	8.74%	8.74%	8.94%	9.14%		£1,095	

## Key criteria

Applicant	ERCs	Additional Criteria															
<b>Minimum age:</b> 21years <b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Loan term to finish by 75th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 main income earner - (C & Land Interest Only) <b>Over 10 years from retirement:</b> Work off current income with proof of pension <b>Within 10 years of retirement:</b> Work off lower of current income or pension income <b>Bonus / Overtime / Commission:</b> Up to 100% can be used if regular and consistent <b>Married / Co-habiting applicants:</b> Applications from married individuals applying in their sole name accepted. We can also consider adding non-owning spouses / partners to mortgage application.	2-year fixed 2%/1% 3-year fixed 3%/2%/1% 5-year fixed 5%/5%/4%/3%/2% <b>Reversion Rates</b> <table border="1"> <thead> <tr> <th>LTV</th> <th>&lt;75%</th> <th>&gt;75%</th> </tr> </thead> <tbody> <tr> <td>Platinum</td> <td>SVR+4.99%</td> <td>SVR+5.99%</td> </tr> <tr> <td>Prime Plus</td> <td>SVR+4.99%</td> <td>SVR+5.99%</td> </tr> <tr> <td>Prime</td> <td>SVR+5.49%</td> <td>SVR+6.49%</td> </tr> <tr> <td>Near Prime</td> <td>SVR+5.99%</td> <td>N/A</td> </tr> </tbody> </table> <b>Loan Term:</b> Minimum - 5 years ; maximum - 40 years (25 years interest only)	LTV	<75%	>75%	Platinum	SVR+4.99%	SVR+5.99%	Prime Plus	SVR+4.99%	SVR+5.99%	Prime	SVR+5.49%	SVR+6.49%	Near Prime	SVR+5.99%	N/A	<b>Minimum property value:</b> £80,000 <b>Minimum net loan:</b> £10,000 <b>Employed:</b> Minimum time in employment of 3 months <b>Self employed:</b> Minimum time in self employment of 1 year for all plans. <b>Debt consolidation:</b> Available on all products except interest only. All unsecured debts discharged directly by BACS. <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. <b>All parties</b> to the existing 1st charge must be party to the loan. <b>Interest only:</b> Min Equity of £150,000 when downsizing. Max LTI of 6.5x.
LTV	<75%	>75%															
Platinum	SVR+4.99%	SVR+5.99%															
Prime Plus	SVR+4.99%	SVR+5.99%															
Prime	SVR+5.49%	SVR+6.49%															
Near Prime	SVR+5.99%	N/A															

AVM CRITERIA			NEW LIMITED EDITION Commission:	Clawback:
Confidence Level	Maximum Loan Size	Maximum LTV	2% commission payable on the net loan amount up to a maximum of £10,000.	<b>Products with ERCs:</b> 100% Months 1-6; 50% Months 7-12 <b>Products without ERCs:</b> 100% if repaid within 12 months of completion
4+	£300,000	60%	<b>Broker Fees:</b> Permitted up to 12.5% of the net loan amount to a maximum of £7,500.	
5+	£250,000	75%		
6+	£100,000	80%*		
*Platinum & Prime Plus Only				

Repayment methods

Capital and interest

Interest only - maximum LTV 75%

Affordability will be calculated according to the repayment method selected.

Our products are available exclusively via a limited panel of second charge broker firms and specialist distributors. Contact our broker team if you require further information on how to access our products.





Products					
Category	Product Type	65%	70%	75%	Product Fee
<b>Plus</b> Standard property types CBTLs Accepted	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£75,000</b>	<b>£75,000</b>	2.5% of net loan - minimum fee £995
	2-year fixed	6.99%	7.29%	7.65%	
	5-year fixed	6.99%	7.29%	7.65%	
	Lifetime tracker w/o ERC	SVR + 3.19%	SVR + 3.34%	SVR + 3.64%	
<b>Standard</b> Standard property types CBTLs Accepted	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£75,000</b>	<b>£75,000</b>	
	2-year fixed	7.29%	7.59%	7.95%	
	5-year fixed	7.29%	7.59%	7.95%	
	Lifetime tracker w/o ERC	SVR + 3.55%	SVR + 3.80%	SVR + 4.10%	

  

Key criteria		
Applicant	ERCs	Additional Criteria
<b>Minimum age:</b> 21 years	2-year fixed 2%/1%	<b>Minimum property value:</b> £80,000 for standard property types; £150,000 for ex local authority properties. <b>HMOs</b> not permitted <b>DSCR threshold:</b> 125% for basic rate; 140% for higher / additional rate <b>Visa holders:</b> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. <b>All parties</b> to the existing 1st charge must be party to the loan.
<b>Maximum age:</b> Capital Repayment = Loan term to finish by 85th birthday; Interest Only = Maximum age at application 75; loan term to finish by 85th birthday.	5-year fixed 5%/5%/4%/3%/2%	
<b>Maximum number of applicants:</b> 2	<b>Reversion Rates</b>	
<b>Individual Landlord applications only</b> (Limited Company BTL applications not currently permitted)	<b>LTV</b> <75%	
<b>Exposure Limits:</b> Up to 3 BTL mortgages per borrower up to a maximum exposure of £750,000	Plus SVR + 4.99%	
<b>No minimum income threshold.</b>	Standard SVR + 5.49%	
<b>DSS / Housing Association Tenants</b> accepted.	<b>Loan Term:</b> Minimum - 5 years ; maximum - 30 years	
<b>Expats</b> considered by referral up to 65% LTV.		
<b>NEW Commission:</b> 2.0% commission payable on the net loan amount		
<b>Broker Fees:</b> Permitted up to 12.5% of the net loan amount to a maximum of £7,500.		

  

Clawback:
<b>Products with ERCs:</b> 100% Months 1-6; 50% Months 7-12
<b>Products without ERCs:</b> 100% if repaid within 12 months of completion

  

Repayment methods	Capital and interest	Interest only

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# Credit Profile Eligibility

Plan	Secured Arrears	Unsatisfied CCJ's > £500	Unsatisfied Defaults > £500	Unsecured Arrears > £500	Payday Loans / Payday Activity	Discharged IVA/DMP	Current IVA / DMP	Bankruptcies	Repossessions	LTI
<b>Platinum</b>	0 in 24 and UTD	0 in 24	0 in 24	Highest of 2 in 12 and UTD	0 in 24	0 in 72	0 in 72*	Not Accepted	Not Accepted	6.5
<b>Prime Plus</b>	0 in 12 and UTD	0 in 12	0 in 12	Highest of 3 in 12 accepted when UTD or being cleared by the mortgage.	0 in 12	0 in 36	0 in 36*	Not Accepted	Not Accepted	Uncapped (max 6.5x for interest only)
<b>Prime</b>	1 in 12 (0 in 6)	1 in 12 (Individual CCJ's of £10K and over by referral)	1 in 12	Accepted when being cleared by the mortgage.	0 in 6	0 in 24	0 in 24*	Not Accepted	Not Accepted	Uncapped
<b>Near Prime</b>	2 in 12 (0 in 3)	2 in 12 (Individual CCJ's of £10k and over by referral)	2 in 12	Accepted when being cleared by the mortgage.	0 in 3	0 in 12	Accepted*	Discharged over 3 years ago	Not Accepted	Uncapped
<b>BTL Plus</b>	0 in 24 and UTD	0 in 24	0 in 24	Highest of 2 in 12 and UTD	0 in 24	0 in 72	0 in 72	Not Accepted	Not Accepted	N/A
<b>BTL Standard</b>	0 in 12 and UTD	0 in 12	0 in 12	Highest of 3 in 12	0 in 12	0 in 36	0 in 72	Not Accepted	Not Accepted	N/A

*\*Repaid with proceeds and conducted satisfactorily. Other than debt consolidation, no further capital raising permitted.*

- (i) Unsecured credit with balances under £500 are not taken into account for plan assessment purposes but will still be assessed for affordability.
- (ii) Explanation for all adverse credit will be required particularly where there is a deteriorating credit profile.
- (iii) Utilities and comms suppliers are not taken into account for plan assessment purposes (excluding CCJ's and Defaults over £500)