

# West One Loans Second Charge Mortgage Range

Product Guide For intermediaries use only

2<sup>nd</sup> June 2025

This product information is for intermediary use only and its contents should not be distributed to members of the general public.

West One is a trading name of West One Secured Loans Ltd, which 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.

**0333 123 4556**

[brokersupport@westoneloans.co.uk](mailto:brokersupport@westoneloans.co.uk)

[www.westoneloans.co.uk](http://www.westoneloans.co.uk)

NEW



Fixed rates starting  
from 6.49%

NEW



Brand new range  
of products with  
updated credit  
eligibility rules.



AVM's available up to  
80% LTV



LTI's over 6.5 times  
income available up to  
85% LTV



1 year trading for Self  
Employed available on  
all plans

NEW



Improved DSCR  
assessment and reduced  
stress test for BTL  
borrowers - 1% stress on  
prior ranking charge

NEW



Interest Only now available  
for standard loan sizes and  
minimum income of £15,000

Products								
Category	Product Type	60%	65%	70%	75%	80%	85%	Product Fee
<b>Platinum</b> 85% LTV Max 6.5x LTI Interest Only - Max 65% LTV	<b>Max Gross Loan Size</b>	<b>£1,000,000</b>	<b>£750,000</b>	<b>£500,000</b>	<b>£350,000</b>	<b>£250,000</b>	<b>£150,000</b>	Gross loans to £250,000: £995; Gross loans over £250,000: £1,495
	2-year fixed	6.49%	6.49%	6.69%	6.89%	7.69%	8.49%	
	3-year fixed	6.49%	6.49%	6.69%	6.89%	7.69%	8.49%	
	5-year fixed	6.49%	6.49%	6.69%	6.89%	7.64%	8.44%	
	Lifetime tracker w/o ERC	SVR + 2.90%	SVR + 2.90%	SVR + 3.10%	SVR + 3.30%	SVR + 4.10%	SVR + 4.90%	
<b>Prime Plus</b> 85% LTV Uncapped LTI Interest Only - Max 65% LTV	<b>Max Gross Loan Size</b>	<b>£1,000,000</b>	<b>£750,000</b>	<b>£500,000</b>	<b>£350,000</b>	<b>£250,000</b>	<b>£150,000</b>	
	2-year fixed	6.79%	6.79%	6.99%	7.19%	7.99%	8.79%	
	3-year fixed	6.79%	6.79%	6.99%	7.19%	7.99%	8.79%	
	5-year fixed	6.79%	6.79%	6.99%	7.19%	7.99%	8.79%	
	Lifetime tracker w/o ERC	SVR + 3.20%	SVR + 3.20%	SVR + 3.40%	SVR + 3.60%	SVR + 4.40%	SVR + 5.20%	
<b>Prime</b> 80% LTV Uncapped LTI	<b>Max Gross Loan Size</b>	<b>£500,000</b>	<b>£500,000</b>	<b>£350,000</b>	<b>£250,000</b>	<b>£150,000</b>		
	2-year fixed	7.39%	7.39%	7.59%	7.79%	8.59%		
	3-year fixed	7.39%	7.39%	7.59%	7.79%	8.59%		
	5-year fixed	7.39%	7.39%	7.59%	7.79%	8.59%		
	Lifetime tracker w/o ERC	SVR + 3.80%	SVR + 3.80%	SVR + 4.00%	SVR + 4.20%	SVR + 5.00%		
<b>Near Prime</b> 75% LTV Uncapped LTI	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£250,000</b>	<b>£150,000</b>	<b>£100,000</b>			£1,095
	2-year fixed	8.39%	8.39%	8.59%	8.79%			
	3-year fixed	8.39%	8.39%	8.59%	8.79%			
	5-year fixed	8.39%	8.39%	8.59%	8.79%			
	Lifetime tracker w/o ERC	SVR + 4.80%	SVR + 4.80%	SVR + 5.00%	SVR + 5.20%			

Key criteria

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

NEW LIMITED EDITION AVM CRITERIA		
Confidence Level	Maximum Loan Size	Maximum LTV
4+	£300,000	60%
5+	£250,000	75%
6+	£100,000	80%*
*Platinum & Prime Plus Only		

Repayment methods Capital and interest Interest only - maximum LTV 65% 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%	Product Fee
<b>Plus</b> Standard property types CBTIs Accepted	<b>Max Gross Loan Size</b>	<b>£350,000</b>	<b>£150,000</b>	2.5% of net loan - minimum fee £995; maximum fee £5,000
	2-year fixed <span>Green A-C EPC</span>	6.99%	7.39%	
	2-year fixed	7.09%	7.49%	
	5-year fixed <span>Green A-C EPC</span>	6.99%	7.39%	
	5-year fixed	7.09%	7.49%	
	Lifetime tracker w/o ERC	SVR + 3.19%	SVR + 3.49%	
	<b>Max Gross Loan Size</b>	<b>£250,000</b>	<b>£150,000</b>	
<b>Standard</b> Standard property types CBTIs Accepted	2-year fixed <span>Green A-C EPC</span>	7.29%	7.69%	
	2-year fixed	7.39%	7.79%	
	5-year fixed <span>Green A-C EPC</span>	7.29%	7.69%	
	5-year fixed	7.39%	7.79%	
	Lifetime tracker w/o ERC	SVR + 3.55%	SVR + 3.95%	
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 = Maximum age at application 75; loan term to finish by 85th birthday <b>Maximum number of applicants:</b> 2 <b>Minimum income:</b> £15,000 main income earner <b>Individual Landlord Applications:</b> Limited Company BTL applications not currently permitted <b>Exposure Limits:</b> Up to 3 BTL mortgages per borrower up to a maximum exposure of £750,000	2-year fixed	2%/1%	<b>Minimum property value:</b> £80,000 for standard property types; £150,000 for ex local authority properties <b>On Plus plan, loans &lt; £500,000</b> considered by referral up to 65% LTV. <b>DSCR threshold:</b> 125% for basic rate; 140% for higher / additional rate <b>No minimum income threshold</b> <b>DSS / Housing Association Tenants</b> accepted. <b>Expats</b> considered by referral up to 65% LTV. <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>HMO's</b> - Not permitted	
	5-year fixed	5%/5%/4%/3%/2%		
	<b>Reversion Rates</b>			
	LTV	<70%		
	Plus	SVR + 4.99%		
	Standard	SVR + 5.49%		
	<b>Loan Term: Minimum - 5 years ; maximum - 30 years</b>			

Repayment methods    Capital and interest    Interest only

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.

# 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 advance	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)