



West One Loans Second Charge Mortgage Range

Product Guide For intermediaries use only
2nd June 2025

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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.

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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
<div>Platinum</div> <div>85% LTV</div> <div>Max 6.5x LTI</div> <div>Interest Only - Max 65% LTV</div>	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	6.49%	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%	
<div>Prime Plus</div> <div>85% LTV</div> <div>Uncapped LTI</div> <div>Interest Only - Max 65% LTV</div>	Max Gross Loan Size	£1,000,000	£750,000	£500,000	£350,000	£250,000	£150,000	
	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%	
<div>Prime</div> <div>80% LTV</div> <div>Uncapped LTI</div>	Max Gross Loan Size	£500,000	£500,000	£350,000	£250,000	£150,000		
	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%		
<div>Near Prime</div> <div>75% LTV</div> <div>Uncapped LTI</div>	Max Gross Loan Size	£250,000	£250,000	£150,000	£100,000		£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		
Minimum age: 21years Maximum age: Capital Repayment = Loan term to finish by 85th birthday Interest Only = Loan term to finish by 75th birthday Maximum number of applicants: 2 Minimum income: £15,000 main income earner- (C & I and Interest Only) Over 10 years from retirement: Work off current income with proof of pension Within 10 years of retirement: Work off lower of current income or pension income Bonus / Overtime / Commission: To 100% can be used if regular and consistent Married / Co- habiting applicants 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%		Minimum property value: £80,000	
			3- year fixed		3%/2%/1%		Minimum net loan: £10,000	
			5- year fixed		5%/5%/4%/3%/2%		Employed: Minimum time in employment of 3 months	
			Reversion Rates				Self employed: Minimum time in self employment of 1year for all plans.	
			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	
			Loan Term: Minimum - 5 years ; maximum - 40 years (25 years interest only)					
						Visa holders: Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency.		
						All parties to the existing 1st charge must be party to the loan.		
						Interest Only: (1) Minimum Equity of £150,000 where downsizing. (2) Max LTI 6.5 times income.		
NEW LIMITED EDITION AVM CRITERIA			<div>Repayment methods</div> <div>Capital and interest</div> <div>Interest only - maximum LTV 65%</div> <div>Affordability will be calculated according to the repayment method selected.</div>					
Confidence Level	Maximum Loan Size	Maximum LTV						
4+	£300,000	60%						
5+	£250,000	75%						
6+	£100,000	80%*						
*Platinum & Prime Plus 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.

Products				
Category	Product Type	65%	70%	Product Fee
<div>Plus</div> <div><div>Standard property types</div></div> <div><div>CBTLs Accepted</div></div>	Max Gross Loan Size	£350,000	£150,000	2.5% of net loan - minimum fee £995; maximum fee £5,000
	2-year fixed <div>Green A-C EPC</div>	6.99%	7.39%	
	2-year fixed	7.09%	7.49%	
	5-year fixed <div>Green A-C EPC</div>	6.99%	7.39%	
	5-year fixed	7.09%	7.49%	
	Lifetime tracker w/o ERC	SVR + 3.19%	SVR + 3.49%	
<div>Standard</div> <div><div>Standard property types</div></div> <div><div>CBTLs Accepted</div></div>	Max Gross Loan Size	£250,000	£150,000	
	2-year fixed <div>Green A-C EPC</div>	7.29%	7.69%	
	2-year fixed	7.39%	7.79%	
	5-year fixed <div>Green A-C EPC</div>	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	
<div>Minimum age:</div> 21years <div>Maximum age:</div> <div>Capital Repayment = Loan term to finish by 85th birthday</div> <div>Interest Only = Maximum age at application 75; loan term to finish by 85th birthday</div> <div>Maximum number of applicants:</div> 2 <div>Minimum income:</div> £15,000 main income earner <div>Individual Landlord Applications:</div> Limited Company BTL applications not currently permitted <div>Exposure Limits:</div> Up to 3 BTL mortgages per borrower up to a maximum exposure of £750,000	2-year fixed		2%/1%	
	5-year fixed		5%/5%/4%/3%/2%	
	Reversion Rates			
	LTV		<70%	
	Plus		SVR + 4.99%	
	Standard		SVR + 5.49%	
	Loan Term: Minimum - 5 years ; maximum - 30 years			
		<div>Minimum property value:</div> £80,000 for standard property types; £150,000 for ex local authority properties <div>On Plus plan, loans < £500,000</div> considered by referral up to 65% LTV. <div>DSCR threshold:</div> 125% for basic rate; 140% for higher / additional rate <div>No minimum income threshold</div> <div>DSS / Housing Association Tenants</div> accepted. <div>Expats</div> considered by referral up to 65% LTV. <div>Visa holders:</div> Skilled Worker, Health & Care or UK Ancestry visas accepted provided they have >24 months UK residency. <div>All parties</div> to the existing 1st charge must be party to the loan. <div>HMO's</div> - Not permitted		

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
Platinum	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
Prime Plus	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)
Prime	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
Near Prime	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
BTL Plus	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
BTL Standard	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)