

## 25 MARCH 2022: NEW BUSINESS BUY TO LET GUIDE

Product Highlights	Additional Information
<ul style="list-style-type: none"> <li>• 2 year fixed rates from 2.32%</li> <li>• 5 year fixed rates from 2.43%</li> </ul> <p>Buy to Let products available.</p>	<p><b>Supporting Documents Required:</b></p> <ul style="list-style-type: none"> <li>• 1 months computerised payslip</li> <li>• Proof of identity</li> <li>• Bank statements may be requested to support applications.</li> </ul> <p><b>Incentives:</b></p> <ul style="list-style-type: none"> <li>• Cashback available on selected products</li> <li>• Free standard legals for remortgage cases<sup>^</sup></li> <li>• Free valuation<sup>†</sup> for remortgage cases<sup>^</sup></li> </ul> <p><sup>^</sup>When using our recommended Solicitors. Remortgage applications for unencumbered properties are not eligible for this feature</p> <p><sup>†</sup>One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.</p>
Latest Changes	<p><b>Rental Calculation:</b></p> <p>The following Interest Coverage Ratios (ICR) will apply to the applicant with the highest gross income:</p> <ul style="list-style-type: none"> <li>• Standard rate tax payer (20%) – 128% ICR</li> <li>• Higher/Additional rate tax payer (40% &amp; 45%) – 145% ICR</li> </ul> <p>The only exception is for a Higher/Additional rate tax payer requesting a BTL remortgage replacing the existing mortgage £ for £ where the minimum ICR is 128% with the following qualifying rules:</p> <ul style="list-style-type: none"> <li>• The property was purchased prior to January 2017</li> <li>• No further borrowing after January 2017</li> </ul> <p>BTL applicable stress rate is 5.5%, apart from remortgage only (replacing the existing mortgage £ for £) and/or taking a &gt;=5 year Fixed Rate for all BTL application types where the stress rate applicable is 5%</p>
<ul style="list-style-type: none"> <li>• Bank of England base rate increased by 0.25%, now 0.75%</li> <li>• Reversionary rate up to 70% LTV now 5.25%</li> <li>• Reversionary rate up to 75% LTV now 5.75%</li> <li>• 2 and 5 year fixed rate products increased by up to 0.16%</li> <li>• 2 year fixed rate Premier BTL products increased by up to 0.16%</li> <li>• New product codes issued for all products</li> <li>• End dates changed to end of July</li> </ul>	

To find out more call us on 0345 070 1999\*\* or visit [platform.co.uk](https://platform.co.uk)

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PLATFORM INTERMEDIARY PRODUCTS: NEW BUSINESS BUY TO LET

25 MARCH 2022

BUY TO LET FIXED RATE PRODUCTS

Product	Code	End Date	Product fee	Maximum LTV				Cashback	Incentives	House Purchase / Remortgage
				60%	65%	70%	75%			
2 year fixed	B1591	31/07/2024	£1,999	2.32%	2.34%	2.36%	2.36%	£500	Free Standard Legals <sup>^</sup> and valuation <sup>†</sup> for remortgage	House Purchase & Remortgage
	B1593	31/07/2024	£0	2.63%	2.65%	2.70%	2.70%	£0		

Product	Code	End Date	Product fee	Maximum LTV				Cashback	Incentives	House Purchase / Remortgage
				60%	65%	70%	75%			
5 year fixed	B1597	31/07/2027	£1,999	2.43%	2.47%	2.47%	2.47%	£500	Free Standard Legals <sup>^</sup> and valuation <sup>†</sup> for remortgage	House Purchase & Remortgage
	B1599	31/07/2027	£0	2.57%	2.66%	2.66%	2.66%	£0		

<sup>^</sup>When using our recommended Solicitors. Remortgage applications for unencumbered properties are not eligible for this feature

<sup>†</sup>One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.

\*If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

Criteria							
Maximum loan	Remortgage maximum LTVs	Rental Calculation	Personal Income	Reversionary rate	Minimum income	Administration fee (Non-refundable)	Tracker Floor
£350,000	Home improvements - 75% £ for £ - 75% Capital raising - 70% Debt consolidation - 70%	Please refer to the information on the cover page and criteria section of the guide.	Personal income considered to support shortfall in rental income to meet the minimum ICR requirements. Rental income must cover minimum 120% ICR, application must meet affordability parameters.	up to 70% LTV 5.25% (BBR*+4.50%) up to 75% LTV 5.75% (BBR*+5.00%)	£25,000 for household	£0	If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

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For detailed lending criteria please see criteria page

PLATFORM INTERMEDIARY PRODUCTS : NEW BUSINESS PREMIER BUY TO LET

25 MARCH 2022

PREMIER BUY TO LET PRODUCTS

Product	Code	End Date	Product fee	Maximum LTV		Incentives	House Purchase / Remortgage
				60%	65%		
2 year fixed	P277	31/07/2024	£2,450	2.19%	2.21%	Free Standard Legals <sup>^</sup> and valuation <sup>†</sup> for remortgage	House Purchase & Remortgage

<sup>^</sup>When using our recommended Solicitors. Remortgage applications for loans £500k or over and/or on unencumbered properties are not eligible for this feature

<sup>†</sup>One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.

\*If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

Criteria							
Administration fee (Payable upfront & Non-refundable)	Maximum loan	Minimum loan	Minimum income	Rental calculation	Personal Income	Reversionary rate	Tracker Floor
£0	£500,000	£350,001	£60,000 for household	Please refer to the information on the cover page and criteria section of the guide.	Personal income considered to support shortfall in rental income to meet the minimum ICR requirements. Rental income must cover minimum 120% ICR, application must meet affordability parameters.	5.25% (BBR*+4.50%)	If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

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For detailed lending criteria please see criteria page

# BUY TO LET CRITERIA

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	Buy to Let	Premier Buy to Let	
<b>Applicant</b>	Maximum applicants	2	
	Minimum age	21	
	Maximum age	75 at the end of the term	
	Residency	UK or EU nationals accepted	
		Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK	
	First time landlord	Accepted – must be owner occupier	
	Credit search	Experian – Platform requires applicants to be either on Voters Roll or have active CAIS	
	Portfolio landlord	The Bank will not lend to individuals who own/or will own more than 3 BTL properties including the application security, as applicants will be classed as portfolio landlord.	
Owner occupier	One applicant must be an owner occupier, where second applicant is not they must be married/cohabiting at the same address		
<b>Loan</b>	Loan purpose	Purchase and remortgage in England, Wales and Scotland	
	Term	Minimum 5 years, maximum 40 years	
	Maximum LTV	**The application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation). **	
		75% for purchase and remortgage £ for £ and home improvements	65% for purchase and remortgage £ for £ (where mortgage cannot be found on the credit search a recent mortgage statement will be required)
		70% for remortgage capital raising & debt consolidation	
		The maximum LTV is based on individual property basis and not the total of the portfolio	
	Minimum loan	£25,001	£350,001
	Maximum loan	£350,000 (£300,000 on new build houses)	£500,000
	Maximum portfolio size	3 BTL properties including the application security	
	Maximum portfolio exposure	3 Buy to Let properties totalling £1,500,000 (£2,500,000 total including residential where loan is with the Co-operative Bank)	
	Minimum property value	£75,000	
	Repayment method	Repayment or interest only (subject to acceptable repayment vehicle)	
	Deposit	Provided by applicants own funds – proof required by way of bank statements	
		Gift from immediate family members accepted as long as transaction is not a private purchase	
	Rental calculation	<p>The following Interest Coverage Ratios (ICR) will apply to the applicant with the highest gross income:</p> <ul style="list-style-type: none"> <li>Standard rate tax payer (20%) – 128% ICR</li> <li>Higher/Additional rate tax payer (40% &amp; 45%) – 145% ICR</li> </ul> <p>The only exception is for a Higher/Additional rate tax payer requesting a BTL remortgage replacing the existing mortgage £ for £ where the minimum ICR is 128% with the following qualifying rules:</p> <ul style="list-style-type: none"> <li>The property was purchased prior to January 2017</li> <li>No further borrowing after January 2017</li> </ul> <p>BTL applicable stress rate is 5.5%, apart from remortgage only (replacing the existing mortgage £ for £) and/or taking a &gt;=5 year Fixed Rate for all BTL application types where the stress rate applicable is 5%</p>	
	Personal Income to make up rental shortfall	Personal income considered to support shortfall in rental income to meet the minimum ICR requirements. Rental income must cover minimum 120% ICR, application must meet affordability parameters.	
Let to Buy	In order for an offer to be issued on the Let to Buy mortgage we will need to receive evidence of the offer for the new residential mortgage.		
Overpayments	Up to 10% of the outstanding mortgage balance without penalty (see Additional Info)		
Remortgages within 6 months of ownership	We do not allow capital raising for any purpose within 6 months of original purchase date		
<b>Income</b>	Minimum income	£25,000 for household	£60,000 for household
	Acceptable income	Employed income	
		Self-employed income – 1 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined	
		State and occupational pension	
		Maintenance	
		Rental income profit	
50% of tax credits			
<b>Not Accepted</b>	Not accepted	New build flats	New build flats or houses
		Ex local authority flats	
		HMO	
		Limited companies	
		Professional property developers	
		Individual (and associates) who own more than 3 BTL properties, including the application security.	
	N/A	Remortgage for capital raising or debt consolidation	
<b>Application Requirements</b>	Income	Proof required: Employed – 1 payslip Self-employed income – Most recent SA302 finalised accounts (hard copy or from HMRC website) and the Tax Year Overview document OR accountant's letter to evidence declared self-employed income.	
	Deposit	Retired – Pension or Investment proof Proof of deposit by way of bank statements	

# ADDITIONAL INFORMATION

## Platform mortgages are portable

### New Build applications are only available with the following warranty providers:

NHBC;  
 Zurich Municipal;  
 Premier Guarantee;  
 Building Life Plans;  
 LABC Hallmark;  
 Castle 10 (Checkmate);  
 FMB Latent Defects;  
 Build Zone;  
 Q Assure Build (Q Policy for Residential Properties);  
 International Construction Warranties (ICW);  
 Aedis Warranties Limited.  
 One Guarantee - E&W only  
 Advantage Home Construction Insurance  
 Ark Residential New Build Latent Defects Insurance

### Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge. Cashback is repayable if the loan is redeemed during the initial product period.

### Buy to Let/Premier

2 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
	1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023
	4% of the amount redeemed until 31 Jul 2024
	3% of the amount redeemed until 31 Jul 2025
	2% of the amount redeemed until 31 Jul 2026
	1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

BBR (Applies to all BTL products and is floored at a rate of 0.5% for all trackers)	0.10%
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### Fees

These fees include VAT and are non-refundable.

An Automated Valuation Model (AVM) may be used for suitable applications and the result is final

Property valuation	Valuation fee	Additional Homebuyers fee	Additional Building Survey Fee
Up to £100,000	£118	£140	£376
£100,001 to £150,000	£135	£175	£402
£150,001 to £200,000	£149	£213	£432
£200,001 to £250,000	£179	£220	£438
£250,001 to £300,000	£204	£231	£450
£300,001 to £400,000	£264	£270	£466
£400,001 to £500,000	£310	£314	£505
£500,001 to £600,000	£354	£370	£575
£600,001 to £700,000	£413	£401	£595
£700,001 to £800,000	£464	£440	£625
£800,001 to £900,000	£515	£484	£634
£900,001 to £1,000,000	£549	£535	£690
£1,000,001 to £1,250,000	£695	£550	£844
£1,250,001 to £1,500,000	£834	£536	£1,005
£1,500,001 to £1,750,000	£935	£709	£1,204
£1,750,001 to £2,000,000	£1,030	£799	£1,409
£2,000,001 to £2,250,000	£1,210	£810	£1,529
£2,250,001 to £2,500,000	£1,390	£829	£1,649
£2,500,001 to £2,750,000	£1,570	£850	£1,769
£2,750,001 to £3,000,000	£1,751	£869	£1,888

Telegraphic transfer fee	£0
Higher lending charge	None

### Free Standard Legals

Where this applies to a product applicants may choose Free Standard Legals for remortgages but only with Platform's preferred lawyers. A firm of lawyers will be nominated by Platform on offer. Applicants will have to pay the lawyer for any non standard legal fees including telegraphic transfer fee, title management fee, deeds of postponement, transfers of ownership, repayment of more than two existing charges, leaseholders charges for registering a mortgage. Remortgage applications for unencumbered properties are not eligible for this feature.

### Mortgages that make a difference - our partnership with youth homelessness charity Centrepoint continues

New mortgage customer applications and existing mortgage customer product switch applications received from 2 May 2018 up to and including 31 December 2022 will be eligible for a £5 donation, on completion of the mortgage or product switch (as the case may be). Transactions relating to existing mortgages including a further advance, porting of an existing mortgage or change of borrower, are not eligible for the Centrepoint charity donation at this time. The Bank will make a payment to Centrepoint quarterly, for eligible completions during the previous quarter.

The £5 donation will be made for each eligible mortgage sold through direct and intermediary channels i.e. it applies to the Bank's Britannia and Platform branded mortgages. Britannia and Platform are trading names of The Co-operative Bank p.l.c. The Bank reserves the right to change or withdraw the donation arrangement at any time. Centrepoint is a registered charity in England and Wales, No. 292411.

### To find out more call us on 0345 070 1999\*\* or visit platform.co.uk

\*\*Telephone calls may be monitored. Lines are open between 9am and 5pm Monday to Wednesday and Friday. Lines are open on Thursday between 10am and 5pm.

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Platform, PO Box 3462, Cheadle Road, Leek, Staffordshire, ST13 9BG DX16351 (Leek)

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Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls may be monitored or recorded for security and training purposes. Lines are open between 9am and 5pm Monday to Wednesday and Friday, and between 10am and 5pm on Thursday.

## 25 MARCH 2022: NEW BUSINESS MAINSTREAM RESIDENTIAL PRODUCT GUIDE

Product Highlights	Additional Information
<ul style="list-style-type: none"><li>• 2 year fixed rates from 2.33%</li><li>• 3 year fixed rates from 2.26%</li><li>• 5 year fixed rates from 2.29%</li></ul>	<p>Supporting Documents Required:</p> <ul style="list-style-type: none"><li>• Bank statements should show salary credits and utility bills and be for a full calendar month, you may need to send separate statements if using a 'bills' account. We also accept electronic bank statements.</li><li>• 3 months computerised payslips</li><li>• Proof of identity</li></ul>
Latest Changes	<p>Incentives:</p> <ul style="list-style-type: none"><li>• Free first standard mortgage valuation/AVM† with ALL Mainstream products</li><li>• Free standard legals^ for remortgage cases</li><li>• £250 Cashback available on all Fixed Rate products, no Administration Fee payable</li></ul> <p>^When using our recommended Solicitors. Remortgage applications for unencumbered properties are not eligible for this feature</p> <p>†One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.</p>
<ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• SVR increased to 4.99%</li><li>• 2, 3 and 5 year fixed rate products increased by up to 0.30%</li><li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>	

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PLATFORM INTERMEDIARY PRODUCTS: NEW BUSINESS MAINSTREAM RESIDENTIAL

MAINSTREAM RESIDENTIAL FIXED RATE PRODUCTS - 60% to 75% LTV

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV		
					60%	70%	75%
2 year fixed	M3054	31/07/2024	£1,499	£0	2.33%	2.46%	2.46%
2 year fixed	M3055	31/07/2024	£999	£0	2.43%	2.53%	2.53%
2 year fixed	M3056	31/07/2024	£0	£0	2.71%	2.76%	2.76%
3 year fixed	M3057	31/07/2025	£1,499	£0	2.26%	2.35%	2.35%
3 year fixed	M3058	31/07/2025	£999	£0	2.34%	2.41%	2.41%
3 year fixed	M3059	31/07/2025	£0	£0	2.59%	2.62%	2.62%
5 year fixed (Min loan size £400,000)	M3089	31/07/2027	£1,999	£0	2.29%	2.31%	2.31%
5 year fixed	M3060	31/07/2027	£1,499	£0	2.32%	2.34%	2.34%
5 year fixed	M3061	31/07/2027	£999	£0	2.35%	2.37%	2.37%
5 year fixed	M3062	31/07/2027	£0	£0	2.40%	2.46%	2.46%

Cashback	Incentives	House Purchase / Remortgage
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£250		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£250		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£250		

MAINSTREAM RESIDENTIAL FIXED RATE PRODUCTS - 80% to 90% LTV

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV		
					80%	85%	90%
2 Year Fixed	M3063	31/07/2024	£1,499	£0	2.50%	2.52%	2.56%
2 Year Fixed	M3064	31/07/2024	£999	£0	2.59%	2.61%	2.65%
2 Year Fixed	M3065	31/07/2024	£0	£0	2.80%	2.87%	2.89%
3 year fixed	M3066	31/07/2025	£1,499	£0	2.40%	2.41%	2.72%
3 year fixed	M3067	31/07/2025	£999	£0	2.45%	2.46%	2.78%
3 year fixed	M3068	31/07/2025	£0	£0	2.70%	2.74%	3.00%
5 year fixed (Min loan size £400,000)	M3090	31/07/2027	£1,999	£0	2.35%	2.37%	2.69%
5 year fixed	M3069	31/07/2027	£1,499	£0	2.38%	2.40%	2.72%
5 year fixed	M3070	31/07/2027	£999	£0	2.41%	2.43%	2.74%
5 year fixed	M3071	31/07/2027	£0	£0	2.54%	2.61%	2.98%

Cashback	Incentives	House Purchase / Remortgage
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£250		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£500		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£250		
£500	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase & Remortgage
£250		
£500		

MAINSTREAM RESIDENTIAL FIXED RATE PRODUCTS - 95% LTV

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV
					95%
2 Year Fixed	M3072	31/07/2024	£1,499	£0	2.99%
2 Year Fixed	M3073	31/07/2024	£999	£0	3.07%
2 Year Fixed	M3074	31/07/2024	£0	£0	3.31%
3 year fixed	M3075	31/07/2025	£1,499	£0	3.14%
3 year fixed	M3076	31/07/2025	£999	£0	3.31%
3 year fixed	M3077	31/07/2025	£0	£0	3.51%
5 year fixed	M3078	31/07/2027	£1,499	£0	3.14%
5 year fixed	M3079	31/07/2027	£999	£0	3.31%
5 year fixed	M3080	31/07/2027	£0	£0	3.51%

Cashback	Incentives	House Purchase / Remortgage
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase only (Excluding Flats and Maisonettes)
£250		
£250		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase only (Excluding Flats and Maisonettes)
£250		
£1,000		
£250	Free valuation† for remortgage and purchase Free Standard Legals* for remortgage	House Purchase only (Excluding Flats and Maisonettes)
£250		
£1,000		

Criteria			
Maximum loan (subject to product restrictions)	Remortgage Maximum LTVs	Reversionary rate	Interest only
£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90% £350,000 up to 95%	£ for £ - 90% Home improvements - 85% Capital raising - 85% Debt consolidation - 85%	All Mainstream products revert to Platform's Standard Variable Rate currently 4.99%	Not available

\*When using our recommended Solicitors. Remortgage applications for unencumbered properties are not eligible for this feature

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# CRITERIA

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		Mainstream
Applicant	Maximum applicants	2
	Minimum age	18
	Maximum age	75 at the end of the term
	Residency	UK or EU nationals accepted Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK
	Credit search	Experian - Platform requires applicants to be either on Voters Roll or have active CAIS
	CCJs	Maximum CCJ is £100 and satisfied
	Mortgage arrears	One missed mortgage payment can be considered provided the application still passes credit score and a satisfactory explanation is received by the underwriter. Any payment less than the contractual monthly amount will be classed as a missed payment.
	Bankruptcy/IVA	Not accepted
	Defaults	Defaults totalling in excess of £500 registered in the last 6 years not accepted. Any defaults will be taken into account as part of credit scoring.
	Loan	Loan purpose
Term		Minimum 5 years, maximum 40 years
Maximum LTV		**The application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation). ** 95% LTV House Purchase 90% LTV Remortgage £ for £ 85% LTV Home Improvements 85% LTV Remortgage Capital Raising and Debt Consolidation 85% for new build houses, 80% for new build flats
Minimum loan		£25,001
Maximum loan		£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90% £350,000 up to 95%
Minimum property value		£75,000
Repayment method		<ul style="list-style-type: none"> <li>Capital and interest repayment only</li> <li>Interest only not available</li> </ul>
Deposit		Provided by applicants own funds - proof required by way of bank statements Gifted deposits accepted Gift from immediate family members accepted
Sale at undervalue		Allowed from immediate family members - calculated on purchase price price, standard lending criteria applies
Remortgages within 6 months of ownership		Allowed on a £ for £ basis
BTLs in background	Considered as self-financing	
Income	Acceptable income	Employed Income - including 50% of regular overtime, bonus and commission
		Self-employed income - 2 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined
		State and occupational pension
		Maintenance Rental income profit 50% of tax credits
Income multiples	4.75 x sole or joint income (where LTV is <= 60% (including any fees added to loan) and subject to a disposable income of at least £125). 4.49 x sole or joint income will be used when this criteria has not been met. Lending decision based upon a full affordability assessment. Refer to Platform's affordability calculator before submitting a Decision in Principle	
Minimum income	£15,000 for household	
Not accepted	Capital raising for business purposes	
	Right to buy	
	Shared ownership	
	Equity share	
Application Requirements	Employed	Latest full month's bank statements showing salary credit plus EITHER the latest 3 computerised pay slips OR an employer's reference
	Self-employed	<ul style="list-style-type: none"> <li>Last 2 years tax assessments (SA302 (hard copy or self-service version) AND Tax Year Overview) OR</li> <li>Certificate from a suitably qualified accountant with 2 years figures</li> </ul> PLUS the customer's personal bank statement for the latest full month showing the latest salary/income credit and household expenditure.
	Other income	Pension - latest monthly or annual statement Rental income - evidenced by 3 years' accounts or a qualified accountant's certificate Maintenance - court order, 3 month's bank statements or CSA documentation Tax credits confirmed via HMRC documentation
	Deposit	Bank statement showing build up of large deposits will be queried
	Gifted deposit	Gift declaration and proof of deposit in either the family members or applicants account, may be requested
	Minimum lease term	85 years



# ADDITIONAL INFORMATION

*For intermediary use only*

## Platform mortgages are portable

### New Build applications are only available with the following warranty providers:

NHBC;  
Zurich Municipal;  
Premier Guarantee;  
Building Life Plans;  
LABC Hallmark;  
Castle 10 (Checkmate);  
FMB Latent Defects;  
Build Zone;  
Q Assure Build (Q Policy for Residential Properties);  
International Construction Warranties (ICW);  
Aedis Warranties Limited.  
One Guarantee - E&W only  
Advantage Home Construction Insurance  
Ark Residential New Build Latent Defects Insurance

### Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

Cashback is repayable if the loan is redeemed during the initial product period.

Mainstream	
2 year fixed	2% of the amount redeemed until 31 Jul 2023
	1% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
	1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023
	4% of the amount redeemed until 31 Jul 2024
	3% of the amount redeemed until 31 Jul 2025
	2% of the amount redeemed until 31 Jul 2026
	1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

## Valuation Fees

These fees include VAT and are non-refundable.

An Automated Valuation Model (AVM) may be used for suitable applications and the result is final

Property valuation	Valuation fee	Additional Homebuyers fee	Additional Building Survey Fee
Up to £100,000	£118	£140	£376
£100,001 to £150,000	£135	£175	£402
£150,001 to £200,000	£149	£213	£432
£200,001 to £250,000	£179	£220	£438
£250,001 to £300,000	£204	£231	£450
£300,001 to £400,000	£264	£270	£466
£400,001 to £500,000	£310	£314	£505
£500,001 to £600,000	£354	£370	£575
£600,001 to £700,000	£413	£401	£595
£700,001 to £800,000	£464	£440	£625
£800,001 to £900,000	£515	£484	£634
£900,001 to £1,000,000	£549	£535	£690
£1,000,001 to £1,250,000	£695	£550	£844
£1,250,001 to £1,500,000	£834	£536	£1,005
£1,500,001 to £1,750,000	£935	£709	£1,204
£1,750,001 to £2,000,000	£1,030	£799	£1,409
£2,000,001 to £2,250,000	£1,210	£810	£1,529
£2,250,001 to £2,500,000	£1,390	£829	£1,649
£2,500,001 to £2,750,000	£1,570	£850	£1,769
£2,750,001 to £3,000,000	£1,751	£869	£1,888

Telegraphic transfer fee	£0
Higher lending charge	None

### Free Standard Legals

Where this applies to a product applicants may choose Free Standard Legals for remortgages but only with Platform's preferred lawyers. A firm of lawyers will be nominated by Platform on offer. Applicants will have to pay the lawyer for any non standard legal fees including telegraphic transfer fee, title management fee, deeds of postponement, transfers of ownership, repayment of more than two existing charges, leaseholders charges for registering a mortgage. Remortgage applications for unencumbered properties are not eligible for this feature.

### Mortgages that make a difference - our partnership with youth homelessness charity Centrepoin continues

New mortgage customer applications and existing mortgage customer product switch applications received from 2 May 2018 up to and including 31 December 2022 will be eligible for a £5 donation, on completion of the mortgage or product switch (as the case may be). Transactions relating to existing mortgages including a further advance, porting of an existing mortgage or change of borrower, are not eligible for the Centrepoin charity donation at this time. The Bank will make a payment to Centrepoin quarterly, for eligible completions during the previous quarter.

The £5 donation will be made for each eligible mortgage sold through direct and intermediary channels i.e. it applies to the Bank's Britannia and Platform branded mortgages. Britannia and Platform are trading names of The Co-operative Bank p.l.c. The Bank reserves the right to change or withdraw the donation arrangement at any time. Centrepoin is a registered charity in England and Wales, No. 292411.

### To find out more call us on 0345 070 1999\*\* or visit platform.co.uk

\*\*Telephone calls may be monitored. Lines are open between 9am and 5pm Monday to Wednesday and Friday. Lines are open on Thursday between 10am and 5pm.

### This product guide is for use by mortgage intermediaries authorised by the FCA.

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Platform, PO Box 3462, Cheadle Road, Leek, Staffordshire, ST13 9BG DX16351 (Leek)

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (No. 121885). The Co-operative Bank, Platform, smile and Britannia are trading names of The Co-operative Bank p.l.c., P.O. Box 101, 1 Balloon Street, Manchester M60 4EP. Registered in England and Wales No. 990937. Credit facilities are provided by The Co-operative Bank p.l.c. and are subject to status and our lending policy. The Bank reserves the right to decline any application for an account or credit facility. The Co-operative Bank p.l.c. subscribes to the Standards of Lending Practice which are monitored by the Lending Standards Board.

Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls may be monitored or recorded for security and training purposes. Lines are open between 9am and 5pm Monday to Wednesday and Friday, and between 10am and 5pm on Thursday.

## 25 MARCH 2022: New Business Help to Buy Product Guide

Latest Changes	Additional Information
<ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• SVR increased to 4.99%</li><li>• 2 and 5 year fixed rate products increased by up to 0.27%</li></ul> <ul style="list-style-type: none"><li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>	<p><b>Supporting Documents Required:</b></p> <ul style="list-style-type: none"><li>• Bank statements should show salary credits and utility bills and be for a full calendar month, you may need to send separate statements if using a 'bills' account. We also accept electronic bank statements.</li><li>• 3 months computerised payslips</li><li>• Proof of identity</li><li>• Authority to Proceed Document (required by Offer stage)</li></ul> <p><b>Incentives:</b></p> <ul style="list-style-type: none"><li>• Free first standard mortgage valuation† with ALL Help to Buy products</li><li>• £500 Cashback available on all Fixed Rate products, no Administration Fee payable</li></ul>

To find out more call us on **0345 070 1999\*\*** or visit [platform.co.uk](https://platform.co.uk)

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**For intermediary use only**

PLATFORM INTERMEDIARY PRODUCTS: NEW BUSINESS MAINSTREAM RESIDENTIAL HELP TO BUY EQUITY LOAN

25 MARCH 2022

**MAINSTREAM RESIDENTIAL FIXED RATE PRODUCTS**

Product	Code	End Date	Product fee*	Administration Fee (payable upfront and non-refundable)	Maximum LTV		Cashback	Incentives	House Purchase / Remortgage
					60%	75%			
2 year fixed	H337	31/07/2024	£999	£0	2.49%	2.63%	£500	Free valuation†	House Purchase
2 year fixed	H338	31/07/2024	£0	£0	2.81%	2.84%	£500		
5 year fixed	H341	31/07/2027	£999	£0	2.42%	2.44%	£500	Free valuation†	House Purchase
5 year fixed	H342	31/07/2027	£0	£0	2.50%	2.53%	£500		

Criteria		
Reversionary rate	Interest only	PORTING
All Mainstream products revert to Platform's Standard Variable Rate currently 4.99%	Not available	Help to Buy products are not Portable

†One free valuation accepted per application, per customer, when using our recommended surveyors.

\*Fees should be paid up front or the application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation).

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For detailed lending criteria please see criteria page

# CRITERIA

**For intermediary use only**

		Mainstream
Applicant	Maximum applicants	2
	Minimum age	18
	Maximum age	75 at the end of the term
	Residency	UK or EU nationals accepted Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK
	Credit search	Experian – Platform requires applicants to be either on Voters Roll or have active CAIS
	CCJs	Maximum CCJ is £100 and satisfied
	Mortgage arrears	One missed mortgage payment can be considered provided the application still passes credit score and a satisfactory explanation is received by the underwriter. Any payment less than the contractual monthly amount will be classed as a missed payment.
	Bankruptcy/IVA	Not accepted
	Defaults	Defaults totalling in excess of £500 registered in the last 6 years not accepted. Any defaults will be taken into account as part of credit scoring.
Loan	Loan purpose	Help to Buy Purchase England, Wales and London only
	Term	Minimum 5 years, maximum 25-40 years but must match the HCA loan
	Maximum LTV	**The application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation). **  75% LTV for Help to Buy applications
	Minimum loan	£25,001
	Maximum loan	Subject to Help To Buy scheme rules
	Minimum property value	Must be approved by scheme and subject to a minimum property value of £75,000
	Repayment method	<ul style="list-style-type: none"> <li>• Repayment only</li> <li>• Interest only not available</li> </ul>
	Minimum 5% Applicant Deposit	Provided by applicants own funds – proof required by way of bank statements Gifted deposits accepted Gift from immediate family members accepted
	Builder Incentives	Builders incentives are allowable up to 5% of the purchase price and must be declared on the UK Finance Disclosure of Incentives Form. Builder gifted deposits are not acceptable.
	Remortgages	Not available
	Additional Property	No additional property ownership allowable
Income	Acceptable income	Employed Income – including 50% of regular overtime, bonus and commission
		Self-employed income – 2 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined
		State and occupational pension
		Maintenance
Income multiples	4.49 x sole or joint income Lending decision based upon a full affordability assessment. Refer to Platform's affordability calculator before submitting a Decision in Principle. The affordability assessment will take into account the interest only payments to the equity loan at a flat interest rate of 3%	
	50% of tax credits	
Minimum income	£15,000 for Household	
Application Requirements	Employed	Latest full month's bank statements showing salary credit plus EITHER the latest 3 computerised pay slips OR an employer's reference
	Self-employed	<ul style="list-style-type: none"> <li>• Last 2 years tax assessments (SA302 (hard copy or self-service version) AND Tax Year Overview) OR</li> <li>• Certificate from a suitably qualified accountant with 2 years figures</li> </ul> PLUS the customer's personal bank statement for the latest full month showing the latest salary/income credit and household expenditure.
	Other income	Pension – latest monthly or annual statement Maintenance – court order, 3 month's bank statements or CSA documentation Tax credits confirmed via HMRC documentation
	Deposit	Bank statement showing build up of large deposits will be queried
	Gifted deposit	Gift declaration and proof of deposit in either the family members or applicants account, may be requested
	Minimum lease term	85 years

# ADDITIONAL INFORMATION

## Platform Help to Buy mortgages are NOT portable

Offer valid for 6 months from application and can be extended by a further 3 months

### Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

Mainstream	
2 year fixed	2% of the amount redeemed until 31 Jul 2023 1% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023 2% of the amount redeemed until 31 Jul 2024 1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023 4% of the amount redeemed until 31 Jul 2024 3% of the amount redeemed until 31 Jul 2025 2% of the amount redeemed until 31 Jul 2026 1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

Cashback is repayable if the loan is redeemed during the initial product period.

New Build applications are only available with the following warranty providers:

NHBC;  
Zurich Municipal;  
Premier Guarantee;  
Building Life Plans;  
LABC Hallmark;  
Castle 10 (Checkmate);  
FMB Latent Defects;  
Build Zone;  
Q Assure Build (Q Policy for Residential Properties);  
International Construction Warranties (ICW);  
Aedis Warranties Limited.  
One Guarantee - E&W only  
Advantage Home Construction Insurance  
Ark Residential New Build Latent Defects Insuranc

### Mortgages that make a difference - our partnership with youth homelessness charity Centrepoint continues

New mortgage customer applications and existing mortgage customer product switch applications received from 2 May 2018 up to and including 31 December 2022 will be eligible for a £5 donation, on completion of the mortgage or product switch (as the case may be). Transactions relating to existing mortgages including a further advance, porting of an existing mortgage or change of borrower, are not eligible for the Centrepoint charity donation at this time. The Bank will make a payment to Centrepoint quarterly, for eligible completions during the previous quarter.

The £5 donation will be made for each eligible mortgage sold through direct and intermediary channels i.e. it applies to the Bank's Britannia and Platform branded mortgages. Britannia and Platform are trading names of The Co-operative Bank p.l.c. The Bank reserves the right to change or withdraw the donation arrangement at any time. Centrepoint is a registered charity in England and Wales, No. 292411.

## To find out more call us on **0345 070 1999\*\*** or visit **platform.co.uk**

\*\*Telephone calls may be monitored. Lines are open between 9am and 5pm Monday to Wednesday and Friday. Lines are open on Thursday between 10am and 5pm.

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### Valuation Fees

These fees include VAT and are non-refundable.

If a re-inspection of the property is required prior to completion Platform will meet the cost of this inspection.

Property valuation	Valuation fee
Up to £100,000	£118
£100,001 to £150,000	£135
£150,001 to £200,000	£149
£200,001 to £250,000	£179
£250,001 to £300,000	£204
£300,001 to £400,000	£264
£400,001 to £500,000	£310
£500,001 to £600,000	£354
£600,001 to £700,000	£413
£700,001 to £800,000	£464
£800,001 to £900,000	£515
£900,001 to £1,000,000	£549
£1,000,001 to £1,250,000	£695
£1,250,001 to £1,500,000	£834
£1,500,001 to £1,750,000	£935
£1,750,001 to £2,000,000	£1,030
£2,000,001 to £2,250,000	£1,210
£2,250,001 to £2,500,000	£1,390
£2,500,001 to £2,750,000	£1,570
£2,750,001 to £3,000,000	£1,751

## 25 MARCH 2022: NEW BUSINESS PROFESSIONAL MORTGAGE GUIDE

Product Highlights	Additional Information
<ul style="list-style-type: none"><li>• 2 year fixed rates from 2.62%</li><li>• 5 year fixed rates from 2.5%</li></ul>	<p>Supporting Documents Required:</p> <ul style="list-style-type: none"><li>• Bank statements should show salary credits and utility bills and be for a full calendar month, you may need to send separate statements if using a 'bills' account. We also accept electronic bank statements.</li><li>• 3 months computerised payslips</li><li>• Proof of identity</li><li>• Evidence of full qualification that aligns to one of the registered bodies listed (see additional information)</li><li>• Acceptable professions: Accountants, Architects, Actuaries, Barristers, Chartered Surveyors, Dentists, Medical Doctors, Optometrists, Pharmacists, Solicitors and Veterinarians</li></ul> <p>Incentives:</p> <ul style="list-style-type: none"><li>• Free first standard mortgage valuation/AVM† with ALL Professional Mortgage products</li><li>• £250 Cashback available on all Fixed Rate products, no Administration Fee payable</li></ul> <p>†One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.</p>
<p style="text-align: center;"><b>Latest Changes</b></p> <ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• SVR increased to 4.99%</li><li>• 2 and 5 year fixed rate products increased by up to 0.22%</li><li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>	

To find out more call us on 0345 070 1999\*\* or visit [platform.co.uk](https://platform.co.uk)

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PLATFORM INTERMEDIARY PRODUCTS: NEW BUSINESS PROFESSIONAL MORTGAGE

*For intermediary use only*

25 MARCH 2022

PROFESSIONAL MORTGAGE FIXED RATE PRODUCTS

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV	
					85%	90%
2 year fixed	M3083	31/07/2024	£1,499	£0	2.62%	2.66%
2 year fixed	M3084	31/07/2024	£999	£0	2.71%	2.75%
2 year fixed	M3085	31/07/2024	£0	£0	2.97%	2.99%
5 year fixed	M3086	31/07/2027	£1,499	£0	2.50%	2.82%
5 year fixed	M3087	31/07/2027	£999	£0	2.53%	2.84%
5 year fixed	M3088	31/07/2027	£0	£0	2.71%	3.08%

Cashback	Incentives	House Purchase / Remortgage
£250	Free valuation† for purchase	House Purchase only
£250		
£250		
£250	Free valuation† for purchase	House Purchase only
£250		
£1,000		

Criteria		
Maximum loan (subject to product restrictions)	Reversionary rate	Interest only
£750,000 up to 85% £500,000 up to 90%	All Professional products revert to Platform's Standard Variable Rate currently 4.99%	Not available

†One free valuation accepted per application, per customer, when using our recommended surveyors. An Automated Valuation Model (AVM) may be used for suitable applications and the result is final.

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# CRITERIA

*For intermediary use only*

		Mainstream
Applicant	Maximum applicants	2
	Minimum age	18
	Maximum age	75 at the end of the term
	Residency	UK or EU nationals accepted Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK
	Credit search	Experian - Platform requires applicants to be either on Voters Roll or have active CAIS
	CCJs	Maximum CCJ is £100 and satisfied
	Mortgage arrears	One missed mortgage payment can be considered provided the application still passes credit score and a satisfactory explanation is received by the underwriter. Any payment less than the contractual monthly amount will be classed as a missed payment.
	Bankruptcy/IVA	Not accepted
	Defaults	Defaults totalling in excess of £500 registered in the last 6 years not accepted. Any defaults will be taken into account as part of credit scoring.
	Loan	Loan purpose
Term		Minimum 5 years, maximum 40 years
Maximum LTV		**The application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation). ** 90% LTV House Purchase  85% for new build houses, 80% for new build flats
Minimum loan		£25,001
Maximum loan		£750,000 up to 85% £500,000 up to 90%
Minimum property value		£75,000
Repayment method		<ul style="list-style-type: none"> <li>Capital and interest repayment only</li> <li>Interest only not available</li> </ul>
Deposit		Provided by applicants own funds - proof required by way of bank statements Gifted deposits accepted Gift from immediate family members accepted
Sale at undervalue		Allowed from immediate family members - calculated on purchase price price, standard lending criteria applies
BTLs in background		Considered as self-financing
Income	Acceptable income	Employed Income - including 50% of regular overtime, bonus and commission
		Self-employed income - 2 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined
		State and occupational pension
		Maintenance
		Rental income profit 50% of tax credits
Income multiples	5.5 x sole or joint income Lending decision based upon a full affordability assessment. Refer to Platform's affordability calculator before submitting a Decision in Principle	
Minimum income	£35,000 for professional applicant Capital raising for business purposes	
Not accepted	Right to buy	
	Shared ownership	
	Remortgage	
	Equity share	
Application Requirements	Employed	Latest full month's bank statements showing salary credit plus EITHER the latest 3 computerised pay slips OR an employer's reference
	Self-employed	<ul style="list-style-type: none"> <li>Last 2 years tax assessments (SA302 (hard copy or self-service version) AND Tax Year Overview) OR</li> <li>Certificate from a suitably qualified accountant with 2 years figures</li> </ul> PLUS the customer's personal bank statement for the latest full month showing the latest salary/income credit and household expenditure.
	Other income	Pension - latest monthly or annual statement Rental income - evidenced by 3 years' accounts or a qualified accountant's certificate Maintenance - court order, 3 month's bank statements or CSA documentation Tax credits confirmed via HMRC documentation
	Deposit	Bank statement showing build up of large deposits will be queried
	Gifted deposit	Gift declaration and proof of deposit in either the family members or applicants account, may be requested
	Minimum lease term	85 years



# ADDITIONAL INFORMATION

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## Platform mortgages are portable

### New Build applications are only available with the following warranty providers:

NHBC;  
Zurich Municipal;  
Premier Guarantee;  
Building Life Plans;  
LABC Hallmark;  
Castle 10 (Checkmate);  
FMB Latent Defects;  
Build Zone;  
Q Assure Build (Q Policy for Residential Properties);  
International Construction Warranties (ICW);  
Aedis Warranties Limited.  
One Guarantee - E&W only  
Advantage Home Construction Insurance  
Ark Residential New Build Latent Defects Insurance

### Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

Cashback is repayable if the loan is redeemed during the initial product period.

Professional Mortgage	
2 year fixed	2% of the amount redeemed until 31 Jul 2023
	1% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
	1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023
	4% of the amount redeemed until 31 Jul 2024
	3% of the amount redeemed until 31 Jul 2025
	2% of the amount redeemed until 31 Jul 2026
	1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

### Valuation Fees

These fees include VAT and are non-refundable.

An Automated Valuation Model (AVM) may be used for suitable applications and the result is final

Property valuation	Valuation fee	Additional Homebuyers fee	Additional Building Survey Fee
Up to £100,000	£118	£140	£376
£100,001 to £150,000	£135	£175	£402
£150,001 to £200,000	£149	£213	£432
£200,001 to £250,000	£179	£220	£438
£250,001 to £300,000	£204	£231	£450
£300,001 to £400,000	£264	£270	£466
£400,001 to £500,000	£310	£314	£505
£500,001 to £600,000	£354	£370	£575
£600,001 to £700,000	£413	£401	£595
£700,001 to £800,000	£464	£440	£625
£800,001 to £900,000	£515	£484	£634
£900,001 to £1,000,000	£549	£535	£690
£1,000,001 to £1,250,000	£695	£550	£844
£1,250,001 to £1,500,000	£834	£536	£1,005
£1,500,001 to £1,750,000	£935	£709	£1,204
£1,750,001 to £2,000,000	£1,030	£799	£1,409
£2,000,001 to £2,250,000	£1,210	£810	£1,529
£2,250,001 to £2,500,000	£1,390	£829	£1,649
£2,500,001 to £2,750,000	£1,570	£850	£1,769
£2,750,001 to £3,000,000	£1,751	£869	£1,888

Telegraphic transfer fee	£0
Higher lending charge	None

Registered Body
Institute of Chartered Accountants England & Wales, Institute of Chartered Accountants Scotland, Chartered Institute of Management Accountants, Association of Chartered Certified Accountants, Chartered Institute of Public Finance and Accountancy, Royal Institute of British Architects, The Institute and Faculty of Actuaries (IFoA), The Bar Council, Royal Institution of Chartered Surveyors (RICS), General Dental Council, General Medical Council, The General Optical Council, General Pharmaceutical Council (GPhC), Law Society of Scotland, Law Society of England & Wales and Law Society of Northern Ireland

### Mortgages that make a difference - our partnership with youth homelessness charity Centrepoint continues

New mortgage customer applications and existing mortgage customer product switch applications received from 2 May 2018 up to and including 31 December 2022 will be eligible for a £5 donation, on completion of the mortgage or product switch (as the case may be). Transactions relating to existing mortgages including a further advance, porting of an existing mortgage or change of borrower, are not eligible for the Centrepoint charity donation at this time. The Bank will make a payment to Centrepoint quarterly, for eligible completions during the previous quarter.

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### To find out more call us on 0345 070 1999\*\* or visit platform.co.uk

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The co-operative bank

## 25 MARCH 2022: BUY TO LET PRODUCT SWITCH GUIDE

Product Highlights	Latest Changes
<ul style="list-style-type: none"><li>• 2 year fixed rates from 2.32%</li><li>• 5 year fixed rates from 2.43%</li></ul> <p>Incentives</p> <ul style="list-style-type: none"><li>• No Administration Fee payable</li></ul>	<ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• Reversionary rate up to 70% LTV now 5.25%</li><li>• Reversionary rate up to 75% LTV now 5.75%</li><li>• 2 and 5 year fixed rate products increased by up to 0.16%</li><li>• 2 year fixed rate Premier BTL products increased by up to 0.16%</li> <li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>
Contents	
<ul style="list-style-type: none"><li>• Buy to Let (Product Switch)</li><li>• Premier Buy to Let (Product Switch)</li></ul>	

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PLATFORM INTERMEDIARY PRODUCTS : BUY TO LET PRODUCT SWITCH

25 MARCH 2022

BUY TO LET PRODUCT SWITCH FIXED RATE PRODUCTS

Product	Code	End Date	Product fee	Maximum LTV				Cashback	Application Type
				60%	65%	70%	75%		
2 year fixed	B1591	31/07/2024	£1,499	2.32%	2.34%	2.36%	2.36%	£0	Product Switch
	B1592	31/07/2024	£749	2.54%	2.56%	2.61%	2.61%	£0	
	B1593	31/07/2024	£0	2.63%	2.65%	2.70%	2.70%	£0	

Product	Code	End Date	Product fee	Maximum LTV				Cashback	Application Type
				60%	65%	70%	75%		
5 year fixed	B1597	31/07/2027	£1,499	2.43%	2.47%	2.47%	2.47%	£0	Product Switch
	B1598	31/07/2027	£749	2.48%	2.57%	2.59%	2.59%	£0	
	B1599	31/07/2027	£0	2.57%	2.66%	2.66%	2.66%	£0	

\*If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

Criteria					
Maximum loan	Rental Calculation	Reversionary rate	Minimum income	Administration fee (Non-refundable)	Tracker Floor
£350,000	Each case individually assessed	up to 70% LTV 5.25% (BBR*+4.50%) up to 75% LTV 5.75% (BBR*+5.00%)	£25,000 for household	£0	If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

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For detailed lending criteria please see criteria page

PLATFORM INTERMEDIARY PRODUCTS : PREMIER BUY TO LET PRODUCT SWITCH

25 MARCH 2022

PREMIER BUY TO LET PRODUCT SWITCH PRODUCTS

Product	Code	End Date	Product fee	Maximum LTV		Application Type
				60%	65%	
2 year fixed	P277	31/07/2024	£2,450	2.19%	2.21%	Product Switch

\*If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

Criteria						
Administration fee (Payable upfront & Non-refundable)	Maximum loan	Minimum loan	Minimum income	Rental calculation	Reversionary rate	Tracker Floor
£0	£500,000	£350,001	£60,000 for household	Each case individually assessed	5.25% (BBR*+4.50%)	If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading

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For detailed lending criteria please see criteria page

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## BUY TO LET CRITERIA

		Buy to Let	Premier Buy to Let
<b>Applicant</b>	Maximum applicants	2	
	Minimum age	21	
	Maximum age	75 at the end of the term	
	Residency	UK or EU nationals accepted	
	Professional landlord	Not accepted if more than 10 properties owned	
	Owner occupier	One applicant must be an owner occupier, where second applicant is not they must be married/cohabiting at the same address	
	Term	Maximum 40 years, Initial fixed term cannot exceed remaining mortgage term.	
	Maximum LTV	75%	65%
		The maximum LTV is based on individual property basis and not the total of the portfolio	
	Minimum loan	N/A	£350,001
	Maximum loan	£350,000	£500,000
	Maximum portfolio size	10 total properties owned with all lenders	
	Maximum portfolio exposure	3 Buy to Let properties totalling £1,500,000 (£2,500,000 total including residential where loan is with the Co-operative Bank)	
	Minimum property value	£75,000	
	Repayment method	Repayment or interest only (subject to acceptable repayment vehicle)	
	Rental calculation	145% at a payrate of 5%	
Overpayments	Up to 10% without incurring ERCs (see Additional Info)		

# ADDITIONAL INFORMATION

## Platform mortgages are portable

## Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

## Buy to Let/Premier

2 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023
	2% of the amount redeemed until 31 Jul 2024
	1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023
	4% of the amount redeemed until 31 Jul 2024
	3% of the amount redeemed until 31 Jul 2025
	2% of the amount redeemed until 31 Jul 2026
	1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

BBR (Applies to all BTL products and is floored at a rate of 0.5% for all trackers)	0.10%
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Telegraphic transfer fee	£0
Higher lending charge	None

## Mortgages that make a difference - our partnership with youth homelessness charity Centrepoint continues

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## 25 MARCH 2022: MAINSTREAM RESIDENTIAL MORTGAGE PRODUCT SWITCH GUIDE

Product Highlights	Latest Changes
<ul style="list-style-type: none"><li>• 2 year fixed rates from 2.3%</li><li>• 3 year fixed rates from 2.25%</li><li>• 5 year fixed rates from 2.25%</li><li>• 2 year tracker rates from 1.19%</li></ul> <p>Incentives:</p> <ul style="list-style-type: none"><li>• No Administration Fee payable</li></ul>	<ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• SVR increased to 4.99%</li><li>• 2, 3 and 5 year fixed rate products increased of up to 0.30%</li><li>• 2 year Tracker products increased by 0.25%</li></ul> <ul style="list-style-type: none"><li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>

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PLATFORM INTERMEDIARY PRODUCTS: MAINSTREAM RESIDENTIAL PRODUCT SWITCH

25 MARCH 2022

MAINSTREAM RESIDENTIAL PRODUCT SWITCH FIXED RATE PRODUCTS

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV						Cashback	Application Type
					60%	70%	75%	80%	85%	90%		
2 year fixed	M3054	31/07/2024	£1,249	£0	2.30%	2.41%	2.41%	2.45%	2.47%	2.49%	£0	Product Switch
2 year fixed	M3055	31/07/2024	£749	£0	2.35%	2.48%	2.48%	2.56%	2.59%	2.62%	£0	
2 year fixed	M3056	31/07/2024	£0	£0	2.53%	2.61%	2.61%	2.77%	2.82%	2.83%	£0	
3 year fixed	M3057	31/07/2025	£1,249	£0	2.25%	2.33%	2.33%	2.36%	2.37%	2.69%	£0	Product Switch
3 year fixed	M3058	31/07/2025	£749	£0	2.27%	2.37%	2.37%	2.39%	2.43%	2.71%	£0	
3 year fixed	M3059	31/07/2025	£0	£0	2.44%	2.45%	2.45%	2.65%	2.71%	2.95%	£0	
5 year fixed	M3060	31/07/2027	£1,249	£0	2.25%	2.31%	2.31%	2.34%	2.38%	2.69%	£0	Product Switch
5 year fixed	M3061	31/07/2027	£749	£0	2.26%	2.34%	2.34%	2.37%	2.41%	2.71%	£0	
5 year fixed	M3062	31/07/2027	£0	£0	2.29%	2.37%	2.37%	2.49%	2.56%	2.95%	£0	

MAINSTREAM RESIDENTIAL PRODUCT SWITCH TRACKER PRODUCTS

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV						Cashback	Application Type
					60%	70%	75%	80%	85%	90%		
2 year tracker	M3081	2 years from completion	£999	£0	1.44%	1.44%	1.44%	1.69%	-	-	£0	Product Switch
	M3082	2 years from completion	£0	£0	BBR*+0.69%	BBR*+0.69%	BBR*+0.69%	BBR*+0.94%	-	-	£0	
					1.89%	1.89%	1.89%	2.09%	2.24%	-	£0	
					BBR*+1.14%	BBR*+1.14%	BBR*+1.14%	BBR*+1.34%	BBR*+1.49%	-		

\*If BBR falls below 0.50% the initial rate will continue to be charged at 0.50% + product initial rate loading

Criteria		
Maximum loan (subject to product restrictions)	Reversionary rate	Interest only
£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90%	All Mainstream products revert to Platform's Standard Variable Rate currently 4.99%	Available to existing Interest Only customers subject to acceptable repayment vehicle

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# CRITERIA

		Mainstream
Applicant	Maximum applicants	2
	Minimum age	18
	Maximum age	75 at the end of the term
	Residency	UK or EU nationals accepted
	Credit search	Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK Experian – Platform requires applicants to be either on Voters Roll or have active CAIS
	CCJs	Maximum CCJ is £100 and satisfied
	Mortgage arrears	Not accepted
	Bankruptcy/IVA	Not accepted
	Defaults	Defaults totalling in excess of £500 registered in the last 6 years not accepted. Any defaults will be taken into account as part of credit scoring.

Loan	Loan purpose	Product Switch
	Term	Maximum 40 years, Initial fixed term cannot exceed remaining mortgage term.
	Maximum LTV	You can apply for a fixed rate product in our highest loan to value bracket up to 99% loan to value, on behalf of your client. The two year tracker with no product fee is also available up to 99% loan to value.
	Minimum loan	N/A
	Maximum loan	£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90%
	Minimum property value	£75,000
	Repayment method	Repayment or Interest Only (available to existing Interest Only customers subject to acceptable repayment vehicle)
	BTLs in background	Considered as self-financing

Income	Acceptable income	Employed Income – including 50% of regular overtime, bonus and commission
		Self-employed income – 2 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined
		State and occupational pension
		Maintenance
		Rental income profit
	50% of tax credits	
Income multiples	4.75 x sole or joint income (where LTV is <= 60% (including any fees added to loan) and subject to a disposable income of at least £125). 4.49 x sole or joint income will be used when this criteria has not been met. Lending decision based upon a full affordability assessment. Refer to Platform's affordability calculator before submitting a Decision in Principle	
Minimum income	£15,000 for household	

Application Requirements	Employed	Latest full month's bank statements showing salary credit plus EITHER the latest computerised pay slip OR an employer's reference
	Self-employed	<ul style="list-style-type: none"> <li>Last year's tax assessments (SA302 (hard copy or self-service version) AND Tax Year Overview) OR</li> <li>Certificate from a suitably qualified accountant with 1 year's figures</li> </ul> PLUS the customer's personal bank statement for the latest full month showing the latest salary/income credit and household expenditure.
	Other income	Pension – latest monthly or annual statement Maintenance – court order or CSA documentation Tax credits confirmed via HMRC documentation

# ADDITIONAL INFORMATION

## Platform mortgages are portable

### Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made up to 10% of the outstanding mortgage balance on last anniversary or account open date without incurring an early repayment charge. Overpayment payments that exceed 10% of the outstanding mortgage balance on anniversary or account open date within any contractual year will incur an early repayment charge.

Mainstream	
2 year fixed	2% of the amount redeemed until 31 Jul 2023 1% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023 2% of the amount redeemed until 31 Jul 2024 1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023 4% of the amount redeemed until 31 Jul 2024 3% of the amount redeemed until 31 Jul 2025 2% of the amount redeemed until 31 Jul 2026 1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2

Telegraphic transfer fee	£0
Higher lending charge	None

### Mortgages that make a difference - our partnership with youth homelessness charity Centrepoint continues

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## 25 MARCH 2022: RETENTION HELP TO BUY PRODUCT GUIDE

Product Highlights	Latest Changes
<ul style="list-style-type: none"><li>• 2 year fixed rates from 2.54%</li><li>• 3 year fixed rates from 2.36%</li><li>• 5 year fixed rates from 2.36%</li></ul> <p>Incentives:</p> <ul style="list-style-type: none"><li>• No Administration Fee payable</li></ul>	<ul style="list-style-type: none"><li>• Bank of England base rate increased by 0.25%, now 0.75%</li><li>• SVR increased to 4.99%</li><li>• 2, 3 and 5 year fixed rate products increased by up to 0.27%</li> <li>• New product codes issued for all products</li><li>• End dates changed to end of July</li></ul>

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**MAINSTREAM RESIDENTIAL RETENTION FIXED RATE PRODUCTS**

Product	Code	End Date	Product fee*	Maximum LTV	
				60%	75%
2 year fixed	H338	31/07/2024	£0	2.81%	2.84%
3 year fixed	H339	31/07/2025	£499	2.42%	2.44%
3 year fixed	H340	31/07/2025	£0	2.50%	2.53%
5 year fixed	H341	31/07/2027	£499	2.42%	2.44%
5 year fixed	H342	31/07/2027	£0	2.50%	2.53%

\* Products with product fees will not prove cost effective over the product duration for loans at or below this value. We have calculated this upfront for this product range and assume the fee is paid up-front.

Criteria		
Reversionary rate	Interest only	PORTING
All Mainstream products revert to Platform's Standard Variable Rate currently 4.99%	Not available	Help to Buy products are not Portable

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**Early repayment charges (ERC)**

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Mainstream	
2 year fixed	2% of the amount redeemed until 31 Jul 2023 1% of the amount redeemed until 31 Jul 2024
3 year fixed	3% of the amount redeemed until 31 Jul 2023 2% of the amount redeemed until 31 Jul 2024 1% of the amount redeemed until 31 Jul 2025
5 year fixed	5% of the amount redeemed until 31 Jul 2023 4% of the amount redeemed until 31 Jul 2024 3% of the amount redeemed until 31 Jul 2025 2% of the amount redeemed until 31 Jul 2026 1% of the amount redeemed until 31 Jul 2027
2 year tracker	2% in year 1 , 1% in year 2