

Existing mortgage customers

02 May 2024

If you already have a Co-operative Buy To Let mortgage, then you can take advantage of these rates.

Fixed Rate Mortgages

If you are worried about the interest rates changing, then guaranteeing your monthly payments could make sense. With a Fixed Rate Mortgage you can relax because you'll know exactly what your repayments will be every month, for your chosen product's fixed term. The rate of interest is set for the duration of your fixed rate mortgage term, allowing you to plan your finances. It is possible that variable rates may fall below the fixed rate during the fixed rate period. A range of short and medium term fixed rate mortgages are available with various rates as shown in the tables below:

2 Year Fixed Rates - fixed until 30 September 2026

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	2X2904T04	60%	5.25% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	Until 30/09/26
	2X2905T04	65%	5.32% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
	2X2906T04	75%	5.37% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
£749 see option 2	2X2901T04	60%	5.20% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	3% of the amount redeemed until 30 September 2025
	2X2902T04	65%	5.25% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
	2X2903T04	75%	5.30% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.8% APRC variable	
£1,499 see option 3	2X2898T04	60%	4.90% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	2% of the amount redeemed until 30 September 2026
	2X2899T04	65%	4.95% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
	2X2900T04	75%	5.00% Fixed until 30/09/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.8% APRC variable	

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

5 Year Fixed Rates - fixed until 30 September 2029

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	5X2913T04	60%	4.74% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.3% APRC variable	Until 30/09/29 5% of the amount redeemed until 30 September 2025
	5X2914T04	65%	4.79% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.4% APRC variable	
	5X2915T04	75%	4.84% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.5% APRC variable	
£749 see option 2	5X2910T04	60%	4.64% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.3% APRC variable	4% of the amount redeemed until 30 September 2026 3% of the amount redeemed until 30 September 2027 2% of the amount redeemed until 30 September 2028 1% of the amount redeemed until 30 September 2029
	5X2911T04	65%	4.69% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.4% APRC variable	
	5X2912T04	75%	4.79% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.6% APRC variable	
£1,499 see option 3	5X2907T04	60%	4.49% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.3% APRC variable	1% of the amount redeemed until 30 September 2029
	5X2908T04	65%	4.54% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.4% APRC variable	
	5X2909T04	75%	4.64% Fixed until 30/09/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.6% APRC variable	

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2 year Tracker Mortgages

A 2 year Tracker Rate Mortgage is a variable rate mortgage that tracks the Bank of England Base Rate. Whenever the Base Rate changes the interest rate set or your mortgage tracks the change. So, you pay more when the Base Rate goes up and less if it goes down. The interest rate will be amended on your account from the 1st of the month following any Bank of England's Base Rate change.

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

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +8.12%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
£749 see option 2	2T252660%	60%	5.94% Bank of England Base Rate* plus 0.69%, currently 5.94% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	7.9% APRC variable	No ERC's Payable
	2T252765%	65%	5.99% Bank of England Base Rate* plus 0.74%, currently 5.99% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	7.9% APRC variable	
	2T252870%	70%	6.09% Bank of England Base Rate* plus 0.84%, currently 6.09% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	7.9% APRC variable	
	2T252975%	75%	6.14% Bank of England Base Rate* plus 0.89%, currently 6.14% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.0% APRC variable	

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Representative example

A mortgage of £157,624.02 taken for a term of 14 years & 1 months on a fixed rate of 5.25% for 2 years, reverting to our variable rate of 8.12% (variable) for the remaining 12 years & 1 months would require 24 monthly payments of £1,321.55 followed by 145 payments of £1,536.55. The total amount payable would be £254,566.95 made up of the loan amount plus interest £96,892.93, and a title management fee of £50.

The overall cost for comparison is 7.5% APRC representative.

Early Repayment Charges

Service Options

When reviewing your mortgage we can offer you two service options:

- Advised Service - this is when we collect information about your personal circumstances so that we can recommend a mortgage that is suitable for you
- Execution Only Service - this means you will be responsible for making your own choice of product; we will not give any advice, assess the suitability of, or recommend any new product to you. This means you will not benefit from the regulatory protection you would get from receiving advice.

Product Fees

Please see the rate tables for the Product Fee Options applicable.

Option 1

There is no Product fee.

Option 2

A Product fee of £749 is payable on fixed rates.

Option 3

A Product fee of £1499 is payable

Adding fees to your loan

If you choose any of the above mortgages, we offer the option to add the Product fee to your loan, up to a maximum advance of 90% of the current value of the property or the limitations of individual products. This means that when you apply for your mortgage, you don't have to pay these fees up front. Instead you could add them to your mortgage amount and pay them off over the mortgage term.

Please remember that this will be treated as part of the loan and you will therefore pay interest on the additional amount over the full mortgage term.

Please note that all of our mortgages are strictly limited offers which may be withdrawn at any time, without notice. However, the mortgage you choose will be reserved for you for 6 months once your application has been received, along with any applicable fee. Until your application has been received, the mortgage cannot be reserved for you. So, if you're interested in a particular offer, please talk to a member of staff as soon as possible.

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Please call 01752 236550* if you would like to receive this information in an

Information correct as at 02/06/21.

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

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