

Existing mortgage customers

31 January 2024

If you already have a Platform 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 June 2026

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Standard Variable Rate (SVR)	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	M4653	60%	4.63% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	Until 30/06/26 2% of the amount redeemed until 30 June 2025 1% of the amount redeemed until 30 June 2026
		70%	4.63% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
		75%	4.75% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
		80%	5.04% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		85%	5.04% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.8% APRC variable	
		90%	5.09% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.8% APRC variable	
£749 see option 2	M4652	60%	4.22% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	
		70%	4.22% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	
		75%	4.38% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
		80%	4.48% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		85%	4.58% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		90%	4.60% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.8% APRC variable	
£1,249 see option 3	M4651	60%	4.20% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	
		70%	4.20% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
		75%	4.36% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		80%	4.46% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		85%	4.46% Fixed until 30/06/26, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.7% APRC variable	
		90%	4.58% Fixed until 30/06/26, 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

3 Year Fixed Rates - fixed until 30 June 2027

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Standard Variable Rate (SVR)	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	M4656	60%	4.66% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.0% APRC variable	Until 30/06/27
		70%	4.66% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.2% APRC variable	
		75%	4.73% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.3% APRC variable	
		80%	5.02% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	
		85%	5.02% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	
		90%	5.18% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.6% APRC variable	
£749 see option 2	M4655	60%	4.21% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.0% APRC variable	3% of the amount redeemed until 30 June 2025
		70%	4.21% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.1% APRC variable	
		75%	4.47% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.3% APRC variable	2% of the amount redeemed until 30 June 2026
		80%	4.54% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	
		85%	4.64% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	
		90%	4.68% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	
£1,249 see option 3	M4654	60%	4.19% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.0% APRC variable	1% of the amount redeemed until 30 June 2027
		70%	4.19% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.2% APRC variable	
		75%	4.45% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.3% APRC variable	
		80%	4.52% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	
		85%	4.62% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.4% APRC variable	
		90%	4.66% Fixed until 30/06/27, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	7.5% APRC variable	

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5 Year Fixed Rates - fixed until 30 June 2029

Product Fee (see page 5)	Product Code	Maximum Loan to Value	Initial Rate	Current Standard Variable Rate (SVR)	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	M4659	60%	4.23% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.1% APRC variable	Until 30/06/29 5% of the amount redeemed until 30 June 2025
		70%	4.23% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.4% APRC variable	
		75%	4.28% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.5% APRC variable	
		80%	4.56% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.8% APRC variable	
		85%	4.56% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.8% APRC variable	
		90%	4.66% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.9% APRC variable	
£749 see option 2	M4658	60%	3.96% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.1% APRC variable	4% of the amount redeemed until 30 June 2026 3% of the amount redeemed until 30 June 2027
		70%	3.96% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.3% APRC variable	
		75%	4.04% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.5% APRC variable	
		80%	4.18% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.6% APRC variable	
		85%	4.23% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.7% APRC variable	
		90%	4.25% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.8% APRC variable	
£1,249 see option 3	M4657	60%	3.94% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.1% APRC variable	2% of the amount redeemed until 30 June 2028 1% of the amount redeemed until 30 June 2029
		70%	3.94% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.4% APRC variable	
		75%	4.02% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.5% APRC variable	
		80%	4.12% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.6% APRC variable	
		85%	4.15% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.7% APRC variable	
		90%	4.21% Fixed until 30/06/29, then reverts to our current SVR	8.12% for the remainder of the Mortgage term	6.8% 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 on 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 Standard Variable Rate (SVR)	Overall cost for comparison	Early Repayment Charge Period (see page 4)
No Fee see option 1	M4679	60%	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	7.8% APRC variable	0.20% in year 1 & 2
		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	
		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	
		80%	6.29% Bank of England Base Rate* plus 1.04%, currently 6.29% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.0% APRC variable	
		85%	6.39% Bank of England Base Rate* plus 1.14%, currently 6.39% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.1% APRC variable	
		90%	6.59% Bank of England Base Rate* plus 1.34%, currently 6.59% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.1% APRC variable	
£999 see option 2	M4678	60%	5.69% Bank of England Base Rate* plus 0.44%, currently 5.69% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	7.9% APRC variable	0.20% in year 1 & 2
		70%	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	8.0% APRC variable	
		75%	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	8.0% APRC variable	
		80%	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	8.1% APRC variable	
		85%	6.19% Bank of England Base Rate* plus 0.94%, currently 6.19% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.1% APRC variable	
		90%	6.34% Bank of England Base Rate* plus 1.09%, currently 6.34% variable for the term of the mortgage	8.12% for the remainder of the Mortgage term	8.1% APRC variable	

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Representative example

A mortgage of £65,185.02 taken for a term of 16 years & 10 months on a fixed rate of 4.63% for 2 years, reverting to our variable rate of 8.12% (variable) for the remaining 14 years & 10 months would require 24 monthly payments of £465.21 followed by 178 payments of £579.16. The total amount payable would be £114,306.32 made up of the loan amount plus interest £49,071.30, and a title management fee of £50.

The overall cost for comparison is 7.4% APRC representative.

Early Repayment Charges

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.

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.

A Product fee of £999 is payable on tracker products.

Option 3

A Product fee of £1249 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.

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

Please call 01752 236550* if you would like to receive this information in an alternative format such as large print, audio or Braille.

Information correct as at 02/06/21.

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 to 0800 and 0808 numbers are free from landlines and mobiles. Calls may be monitored or recorded for security and training purposes. Lines are open between 9am and 5pm Monday to Friday.

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