

## Existing mortgage customers

12 March 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 31 July 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)
<b>No Fee</b> see option 1	2X2488T03	60%	<b>5.18%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	Until 31/07/26
	2X2489T03	65%	<b>5.30%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
	2X2490T03	70%	<b>5.33%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
	2X2491T03	75%	<b>5.33%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
<b>£749</b> see option 2	2X2484T03	60%	<b>5.10%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	3% of the amount redeemed until 31 July 2025
	2X2485T03	65%	<b>5.15%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
	2X2486T03	70%	<b>5.20%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
	2X2487T03	75%	<b>5.20%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
<b>£1,499</b> see option 3	2X2480T03	60%	<b>4.80%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	2% of the amount redeemed until 31 July 2026
	2X2481T03	65%	<b>4.85%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
	2X2482T03	70%	<b>4.90%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
	2X2483T03	75%	<b>4.90%</b> Fixed until 31/07/26, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.8%</b> APRC variable	

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

### 3 Year Fixed Rates - fixed until 31 July 2027

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)
<b>No Fee</b> see option 1	3X2500T03	60%	<b>5.60%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.3%</b> APRC variable	Until 31/07/27
	3X2501T03	65%	<b>5.72%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	
	3X2502T03	70%	<b>5.95%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	
	3X2503T03	75%	<b>5.95%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
<b>£749</b> see option 2	3X2496T03	60%	<b>5.55%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	3% of the amount redeemed until 31 July 2025
	3X2497T03	65%	<b>5.65%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	
	3X2498T03	70%	<b>5.75%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	2% of the amount redeemed until 31 July 2026
	3X2499T03	75%	<b>5.75%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
<b>£1,499</b> see option 3	3X2492T03	60%	<b>5.50%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	1% of the amount redeemed until 31 July 2027
	3X2493T03	65%	<b>5.60%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
	3X2494T03	70%	<b>5.70%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
	3X2495T03	75%	<b>5.70%</b> Fixed until 31/07/27, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	

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

## 5 Year Fixed Rates - fixed until 31 July 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)
<b>No Fee</b> see option 1	5X2512T03	60%	<b>4.64%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.2%</b> APRC variable	Until 31/07/29  5% of the amount redeemed until 31 July 2025
	5X2513T03	65%	<b>4.69%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	
	5X2514T03	70%	<b>4.79%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.5%</b> APRC variable	
	5X2515T03	75%	<b>4.79%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.5%</b> APRC variable	
<b>£749</b> see option 2	5X2508T03	60%	<b>4.54%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.3%</b> APRC variable	4% of the amount redeemed until 31 July 2026  3% of the amount redeemed until 31 July 2027  2% of the amount redeemed until 31 July 2028
	5X2509T03	65%	<b>4.59%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	
	5X2510T03	70%	<b>4.69%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.5%</b> APRC variable	
	5X2511T03	75%	<b>4.69%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.6%</b> APRC variable	
<b>£1,499</b> see option 3	5X2504T03	60%	<b>4.39%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.3%</b> APRC variable	1% of the amount redeemed until 31 July 2029
	5X2505T03	65%	<b>4.44%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	
	5X2506T03	70%	<b>4.54%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.5%</b> APRC variable	
	5X2507T03	75%	<b>4.54%</b> Fixed until 31/07/29, then reverts to our current SVR	<b>8.12%</b> for the remainder of the Mortgage term	<b>6.6%</b> APRC variable	

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

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

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

### **Representative example**

A mortgage of £157,624.02 taken for a term of 14 years & 1 months on a fixed rate of 5.18% 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 £1,315.82 followed by 145 payments of £1,535.72. The total amount payable would be £254,308.32 made up of the loan amount plus interest £96,634.30, 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.

**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**

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.

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