

02 May 2024: HELP TO BUY RETENTION PRODUCT GUIDE

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- 60 % & 75 % LTV Products
- ERC information
- Product & Valuation Criteria

Where applicable all products revert to the Bank's Standard Variable rate, currently 8.12 %

Spotlight updates

- Selected 2 & 5 year fixed rates increased by up to 0.12 %
- Selected 3 & 5 year fixed rates decreased by up to 0.14 %

Additional information

- Available to existing Interest Only customers subject to acceptable repayment vehicle

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

It is not to be disclosed or given to the public or intended as a consumer advertisement as it does not contain APRCs or APCR Representative Examples. This detail is available in your mortgage sourcing system.

To find out more call us on **0345 070 1999**** or visit <https://www.intermediary.co-operativebank.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. 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.

CO-OPERATIVE INTERMEDIARY PRODUCTS: HELP TO BUY RETENTION

| 60% LTV Product Switch Products | | | | | | |
|---------------------------------|--------------|------------|-------------|-----------|--------------|----------|
| Product | Product code | End Date | Product Fee | Admin Fee | Initial Rate | Cashback |
| 2 Year Fixed | 2X2916T04 | 30/09/2026 | £0 | £0 | 5.12 % | £0 |
| 3 Year Fixed | 3X2918T04 | 30/09/2027 | £499 | £0 | 4.68 % | £0 |
| | 3X2920T04 | 30/09/2027 | £0 | £0 | 4.83 % | £0 |
| 5 Year Fixed | 5X2922T04 | 30/09/2029 | £499 | £0 | 4.46 % | £0 |
| | 5X2924T04 | 30/09/2029 | £0 | £0 | 4.60 % | £0 |

| 75% LTV Product Switch Products | | | | | | |
|---------------------------------|--------------|------------|-------------|-----------|--------------|----------|
| Product | Product code | End Date | Product Fee | Admin Fee | Initial Rate | Cashback |
| 2 Year Fixed | 2X2917T04 | 30/09/2026 | £0 | £0 | 5.22 % | £0 |
| 3 Year Fixed | 3X2919T04 | 30/09/2027 | £499 | £0 | 4.76 % | £0 |
| | 3X2921T04 | 30/09/2027 | £0 | £0 | 4.93 % | £0 |
| 5 Year Fixed | 5X2923T04 | 30/09/2029 | £499 | £0 | 4.65 % | £0 |
| | 5X2925T04 | 30/09/2029 | £0 | £0 | 4.84 % | £0 |

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.

| Product | Early repayment charge | Until |
|--------------|---------------------------|-----------|
| 2 Year Fixed | 2% of the amount redeemed | 30-Sep-25 |
| | 1% of the amount redeemed | 30-Sep-26 |
| 3 Year Fixed | 3% of the amount redeemed | 30-Sep-25 |
| | 2% of the amount redeemed | 30-Sep-26 |
| | 1% of the amount redeemed | 30-Sep-27 |
| 5 Year Fixed | 5% of the amount redeemed | 30-Sep-25 |
| | 4% of the amount redeemed | 30-Sep-26 |
| | 3% of the amount redeemed | 30-Sep-27 |
| | 2% of the amount redeemed | 30-Sep-28 |
| | 1% of the amount redeemed | 30-Sep-29 |

Title Management fee £50 – This fee is payable when the mortgage is redeemed in full. If the mortgage is made up of more than one part - referred to as an additional loan(s), the fees are only payable once, when all accounts are repaid in full.

Scottish Discharge Fee £85 - If the property is in Scotland, when the mortgage ends or is redeemed, a Solicitor will need to be instructed to discharge our security charge and remove it from the title register relating to the property. A fee will be payable, an estimate of this cost is included in the Interest rate and other costs section of the ESIS. If the property is in England/Wales there is no need to instruct a Solicitor to remove our security charge.

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Additional information

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 2023 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.

The Co-operative Bank, 1 Balloon Street, Manchester M60 4EP

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