

## 22 April 2024: BUY TO LET NEW BUSINESS PRODUCT GUIDE

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Where applicable all products revert to the Bank's reversionary rate, currently 8.12% (BBR+2.87%)  
BTL applicable stress rate is 9.22%, apart from remortgage only (replacing the existing mortgage £ for £) and/or taking a >=5 year Fixed Rate for all BTL application types where the stress rate applicable is 8.12%

### Spotlight updates

- End dates extended until the end of August

### Additional information

#### Supporting Documents Required:

- 1 months computerised payslip
- Proof of identity
- Bank statements may be requested to support applications.

#### Incentives:

- Cashback available on selected products
- Free standard legals for remortgage cases<sup>^</sup>
- Free valuation<sup>†</sup> for remortgage cases<sup>^</sup>

<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.

**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 APRC 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: BUY TO LET NEW BUSINESS

60% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2757T04	31/08/2026	£1,999	£0	4.80%	£500
	2X2760T04	31/08/2026	£0	£0	5.18%	£0
2 Year Tracker	2T263660 %	31/08/2026	£999	£0	5.99% BBR*+0.74%	£0
5 Year Fixed	5X2763T04	31/08/2029	£1,999	£0	4.39%	£500
	5X2766T04	31/08/2029	£0	£0	4.64%	£0

65% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2758T04	31/08/2026	£1,999	£0	4.85%	£500
	2X2761T04	31/08/2026	£0	£0	5.30%	£0
2 Year Tracker	2T263765 %	31/08/2026	£999	£0	6.04% BBR*+0.79%	£0
5 Year Fixed	5X2764T04	31/08/2029	£1,999	£0	4.44%	£500
	5X2767T04	31/08/2029	£0	£0	4.69%	£0

75% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2759T04	31/08/2026	£1,999	£0	4.90%	£500
	2X2762T04	31/08/2026	£0	£0	5.33%	£0
2 Year Tracker	2T263875 %	31/08/2026	£999	£0	6.19% BBR*+0.94%	£0
5 Year Fixed	5X2765T04	31/08/2029	£1,999	£0	4.54%	£500
	5X2768T04	31/08/2029	£0	£0	4.79%	£0

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

### 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	3% of the amount redeemed	31-Aug-25
	2% of the amount redeemed	31-Aug-26
3 Year Fixed	3% of the amount redeemed	31-Aug-25
	2% of the amount redeemed	31-Aug-26
	1% of the amount redeemed	31-Aug-27
5 Year Fixed	5% of the amount redeemed	31-Aug-25
	4% of the amount redeemed	31-Aug-26
	3% of the amount redeemed	31-Aug-27
	2% of the amount redeemed	31-Aug-28
	1% of the amount redeemed	31-Aug-29
2 Year Tracker	0% of the amount redeemed	Year 1
	0% of the amount redeemed	Year 2

**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.

## CO-OPERATIVE INTERMEDIARY PRODUCTS: BUY TO LET NEW BUSINESS

### Additional information

Property valuation	Valuation fee	Additional Homebuyers fee	Additional Building Survey Fee
Up to £100,000	£106	£126	£338
£100,001 to £150,000	£121	£158	£362
£150,001 to £200,000	£134	£192	£389
£200,001 to £250,000	£161	£198	£394
£250,001 to £300,000	£184	£208	£405
£300,001 to £400,000	£238	£243	£419
£400,001 to £500,000	£279	£283	£455
£500,001 to £600,000	£319	£333	£518
£600,001 to £700,000	£351	£341	£506
£700,001 to £800,000	£371	£352	£500
£800,001 to £900,000	£412	£387	£507
£900,001 to £1,000,000	£439	£645	£552
£1,000,001 to £1,250,000	£556	£689	£675
£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

#### 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.

The maximum property valuation we allow is £5,000,000.

For any property valued above £3,000,000 a quote will be obtained for the valuation and the Bank will cover the costs up to £2,000 (inc. VAT). The customer will need to cover any additional costs in order to proceed.

#### 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.

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

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

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