

## 26/11/2024: RESIDENTIAL NEW BUSINESS PRODUCT GUIDE

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- Product & Valuation Criteria

Where applicable all products revert to the Bank's Standard Variable rate, currently 7.62 %

### Spotlight updates

- Reintroduction of 2, 3 & 5 year fixed products and lifetime tracker

### Additional information

#### Supporting Documents Required:

- Bank statements should show salary credits and utility bills and be for a full calendar month, you may need to send separate statements if using a 'bills' account. We also accept electronic bank statements.
- 3 months computerised payslips
- Proof of identity

#### Incentives:

- Free first standard mortgage valuation/AVM<sup>†</sup> with ALL Residential products
- Fee assisted standard legals for remortgage cases<sup>^</sup>
- £250 Cashback available on all Fixed Rate products, no Administration Fee payable

<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: RESIDENTIAL NEW BUSINESS

60% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X3775NBT10	30/04/2027	£999	£0	4.74 %	£250
	2X3781NBT10	30/04/2027	£0	£0	4.90 %	£250
3 Year Fixed	3X3787NBT10	30/04/2028	£999	£0	4.59 %	£250
	3X3793NBT10	30/04/2028	£0	£0	4.63 %	£250
5 Year Fixed	5X3799NBT10	30/04/2030	£999	£0	4.48 %	£250
	5X3805NBT10	30/04/2030	£0	£0	4.57 %	£250
Lifetime Tracker	LT208660 %		£999	£0	5.64 % BBR*+0.89 %	£0

75% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X3776NBT10	30/04/2027	£999	£0	4.79 %	£250
	2X3782NBT10	30/04/2027	£0	£0	4.90 %	£250
3 Year Fixed	3X3788NBT10	30/04/2028	£999	£0	4.59 %	£250
	3X3794NBT10	30/04/2028	£0	£0	4.63 %	£250
5 Year Fixed	5X3800NBT10	30/04/2030	£999	£0	4.48 %	£250
	5X3806NBT10	30/04/2030	£0	£0	4.57 %	£250
Lifetime Tracker	LT208775 %		£999	£0	5.74 % BBR*+0.99 %	£0

80% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year EPC A/B^	2X3819ABT10	30/04/2027	£999	£0	4.78 %	£250
2 Year Fixed	2X3777NBT10	30/04/2027	£999	£0	5.04 %	£250
	2X3783NBT10	30/04/2027	£0	£0	5.34 %	£250
3 Year Fixed	3X3789NBT10	30/04/2028	£999	£0	4.94 %	£250
	3X3795NBT10	30/04/2028	£0	£0	5.45 %	£500
5 Year EPC A/B^	5X3823ABT10	30/04/2030	£999	£0	4.61 %	£500
5 Year Fixed	5X3801NBT10	30/04/2030	£999	£0	4.63 %	£250
	5X3807NBT10	30/04/2030	£0	£0	4.89 %	£500
Lifetime Tracker	LT208880 %		£999	£0	5.84 % BBR*+1.09 %	£0

85% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year EPC A/B^	2X3820ABT10	30/04/2027	£999	£0	4.78 %	£250
2 Year Fixed	2X3778NBT10	30/04/2027	£999	£0	5.17 %	£250
	2X3784NBT10	30/04/2027	£0	£0	5.42 %	£250
3 Year Fixed	3X3790NBT10	30/04/2028	£999	£0	5.06 %	£250
	3X3796NBT10	30/04/2028	£0	£0	5.55 %	£500
5 Year EPC A/B^	5X3824ABT10	30/04/2030	£999	£0	4.66 %	£500
5 Year Fixed	5X3802NBT10	30/04/2030	£999	£0	4.85 %	£250
	5X3808NBT10	30/04/2030	£0	£0	5.19 %	£500
Lifetime Tracker	LT208985 %		£999	£0	5.89 % BBR*+1.14 %	£0

90% LTV House Purchase and Remortgage Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year EPC A/B^	2X3821ABT10	30/04/2027	£999	£0	5.13 %	£250
2 Year Fixed	2X3779NBT10	30/04/2027	£999	£0	5.28 %	£250
	2X3785NBT10	30/04/2027	£0	£0	5.42 %	£250
3 Year Fixed	3X3791NBT10	30/04/2028	£999	£0	5.16 %	£250
	3X3797NBT10	30/04/2028	£0	£0	5.55 %	£500
5 Year EPC A/B^	5X3825ABT10	30/04/2030	£999	£0	4.78 %	£500
5 Year Fixed	5X3803NBT10	30/04/2030	£999	£0	4.94 %	£250
	5X3809NBT10	30/04/2030	£0	£0	5.19 %	£500
Lifetime Tracker	LT209090 %		£999	£0	5.94 % BBR*+1.19 %	£0

95% LTV House Purchase and Remortgage** Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year EPC A/B^	2X3822ABT10	30/04/2027	£999	£0	5.40 %	£250
2 Year Fixed	2X3780NBT10	30/04/2027	£999	£0	5.52 %	£250
	2X3786NBT10	30/04/2027	£0	£0	5.67 %	£250
3 Year Fixed	3X3792NBT10	30/04/2028	£999	£0	5.74 %	£250
	3X3798NBT10	30/04/2028	£0	£0	6.14 %	£500
5 Year EPC A/B^	5X3826ABT10	30/04/2030	£999	£0	5.17 %	£500
5 Year Fixed	5X3804NBT10	30/04/2030	£999	£0	5.37 %	£250
	5X3810NBT10	30/04/2030	£0	£0	5.53 %	£500

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

\*\*Remortgage only, replacing the existing mortgage £ for £

^EPC A/B products are purchase only

### 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-Apr-26
	1 % of the amount redeemed	30-Apr-27
3 Year Fixed	3 % of the amount redeemed	30-Apr-26
	2 % of the amount redeemed	30-Apr-27
	1 % of the amount redeemed	30-Apr-28
5 Year Fixed	5 % of the amount redeemed	30-Apr-26
	4 % of the amount redeemed	30-Apr-27
	3 % of the amount redeemed	30-Apr-28
	2 % of the amount redeemed	30-Apr-29
	1 % of the amount redeemed	30-Apr-30
Lifetime Tracker	0 % of the amount redeemed	

**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: RESIDENTIAL 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
£3,000,001 to £4,000,000	£1,923	£959	£2,080
£4,000,001 to £5,000,000	£2,119	£1,051	£2,284

#### 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.

#### Fees Assisted Remortgage:

Where this applies to a product, applicants may choose Fee Assisted Standard Legals for remortgages but only with The Co-operative Bank's preferred solicitors. A firm of solicitors will be nominated by The Co-operative Bank on offer. Applicants will have to pay the solicitor 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. The full detail of fees payable will be provided by the solicitors with the remortgage questionnaire. 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

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

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