

17 November 2023: RESIDENTIAL NEW BUSINESS PRODUCT GUIDE

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

Spotlight updates

New product codes issued for all products and end dates extended to the end of April.

- 2, 3 & 5 year fixed decreased by up to 0.42 %

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+ with ALL Residential products
- Free standard legals for remortgage cases[^]
- £250 Cashback available on all Fixed Rate products, no Administration Fee payable

[^]When using our recommended Solicitors. Remortgage applications for unencumbered properties are not eligible for this feature

⁺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 £650K Min loan	2X1694T04	30/04/2026	£1,999	£0	5.10%	£250
2 Year £400K Min loan	2X1699T04	30/04/2026	£1,999	£0	5.12%	£250
2 Year Fixed	2X1780T04	30/04/2026	£999	£0	5.15%	£250
	2X1786T04	30/04/2026	£0	£0	5.55%	£250
3 Year Fixed	3X1704T04	30/04/2027	£999	£0	5.02%	£250
	3X1710T04	30/04/2027	£0	£0	5.28%	£250
5 Year £650K Min loan	5X1733T04	30/04/2029	£1,999	£0	4.73%	£250
5 Year £400K Min loan	5X1716T04	30/04/2029	£1,999	£0	4.76%	£250
5 Year Fixed	5X1721T04	30/04/2029	£999	£0	4.79%	£250
	5X1727T04	30/04/2029	£0	£0	4.98%	£250
Lifetime Tracker	LT1752T04		£999	£0	6.14% 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 £650K Min loan	2X1695T04	30/04/2026	£1,999	£0	5.20%	£250
2 Year £400K Min loan	2X1700T04	30/04/2026	£1,999	£0	5.22%	£250
2 Year Fixed	2X1781T04	30/04/2026	£999	£0	5.25%	£250
	2X1787T04	30/04/2026	£0	£0	5.55%	£250
3 Year Fixed	3X1705T04	30/04/2027	£999	£0	5.16%	£250
	3X1711T04	30/04/2027	£0	£0	5.40%	£250
5 Year £650K Min loan	5X1734T04	30/04/2029	£1,999	£0	4.89%	£250
5 Year £400K Min loan	5X1717T04	30/04/2029	£1,999	£0	4.92%	£250
5 Year Fixed	5X1722T04	30/04/2029	£999	£0	4.95%	£250
	5X1728T04	30/04/2029	£0	£0	5.10%	£250
Lifetime Tracker	LT1753T04		£999	£0	6.24% 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 £650K Min loan	2X1696T04	30/04/2026	£1,999	£0	5.49%	£250
2 Year £400K Min loan	2X1701T04	30/04/2026	£1,999	£0	5.51%	£250
2 Year Fixed	2X1782T04	30/04/2026	£999	£0	5.54%	£250
	2X1788T04	30/04/2026	£0	£0	5.82%	£250
3 Year Fixed	3X1706T04	30/04/2027	£999	£0	5.49%	£250
	3X1712T04	30/04/2027	£0	£0	5.79%	£500
5 Year £650K Min loan	5X1735T04	30/04/2029	£1,999	£0	5.03%	£250
5 Year £400K Min loan	5X1718T04	30/04/2029	£1,999	£0	5.06%	£250
5 Year Fixed	5X1723T04	30/04/2029	£999	£0	5.09%	£250
	5X1729T04	30/04/2029	£0	£0	5.29%	£500
Lifetime Tracker	LT1754T04		£999	£0	6.34% 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 £650K Min loan	2X1697T04	30/04/2026	£1,999	£0	5.51 %	£250
2 Year £400K Min loan	2X1702T04	30/04/2026	£1,999	£0	5.53 %	£250
2 Year Fixed	2X1783T04	30/04/2026	£999	£0	5.56 %	£250
	2X1789T04	30/04/2026	£0	£0	5.84 %	£250
3 Year Fixed	3X1707T04	30/04/2027	£999	£0	5.54 %	£250
	3X1713T04	30/04/2027	£0	£0	5.83 %	£500
5 Year £650K Min loan	5X1736T04	30/04/2029	£1,999	£0	5.07 %	£250
5 Year £400K Min loan	5X1719T04	30/04/2029	£1,999	£0	5.10 %	£250
5 Year Fixed	5X1724T04	30/04/2029	£999	£0	5.13 %	£250
	5X1730T04	30/04/2029	£0	£0	5.30 %	£500
Lifetime Tracker	LT1755T04		£999	£0	6.39 % 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 £400K Min loan	2X1703T04	30/04/2026	£1,999	£0	5.59 %	£250
2 Year Fixed	2X1784T04	30/04/2026	£999	£0	5.62 %	£250
	2X1790T04	30/04/2026	£0	£0	5.91 %	£250
3 Year Fixed	3X1708T04	30/04/2027	£999	£0	5.61 %	£250
	3X1714T04	30/04/2027	£0	£0	5.87 %	£500
5 Year £400K Min loan	5X1720T04	30/04/2029	£1,999	£0	5.16 %	£250
5 Year Fixed	5X1725T04	30/04/2029	£999	£0	5.19 %	£250
	5X1731T04	30/04/2029	£0	£0	5.38 %	£500
Lifetime Tracker	LT1756T04		£999	£0	6.44 % BBR*+1.19 %	£0

95% LTV House Purchase Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X1785T04	30/04/2026	£999	£0	6.02 %	£250
	2X1791T04	30/04/2026	£0	£0	6.24 %	£250
3 Year Fixed	3X1709T04	30/04/2027	£999	£0	6.15 %	£250
	3X1715T04	30/04/2027	£0	£0	6.23 %	£500
5 Year Fixed	5X1726T04	30/04/2029	£999	£0	5.51 %	£250
	5X1732T04	30/04/2029	£0	£0	5.65 %	£500

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-25
	1 % of the amount redeemed	30-Apr-26
3 Year Fixed	3 % of the amount redeemed	30-Apr-25
	2 % of the amount redeemed	30-Apr-26
	1 % of the amount redeemed	30-Apr-27
5 Year Fixed	5 % of the amount redeemed	30-Apr-25
	4 % of the amount redeemed	30-Apr-26
	3 % of the amount redeemed	30-Apr-27
	2 % of the amount redeemed	30-Apr-28
	1 % of the amount redeemed	30-Apr-29
10 Year Fixed	5 % of the amount redeemed	30-Apr-30
	4 % of the amount redeemed	30-Apr-31
	3 % of the amount redeemed	30-Apr-32
	2 % of the amount redeemed	30-Apr-33
	1 % of the amount redeemed	30-Apr-34
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

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

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

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

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