

22 April 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 8.12 %

Spotlight updates

- Selected 2 & 5 year fixed rates decreased by up to 0.07 %
- Selected 2, 3 & 5 year fixed rates increased by up to 0.41 %

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 £750K Min loan	2X2789T04	31/08/2026	£1,999	£0	4.76 %	£250
2 Year Fixed	2X2777T04	31/08/2026	£999	£0	4.80 %	£250
	2X2783T04	31/08/2026	£0	£0	5.09 %	£250
3 Year Fixed	3X2794T04	31/08/2027	£999	£0	4.68 %	£250
	3X2800T04	31/08/2027	£0	£0	4.90 %	£250
5 Year £750K Min loan	5X2818T04	31/08/2029	£1,999	£0	4.40 %	£250
5 Year Fixed	5X2806T04	31/08/2029	£999	£0	4.43 %	£250
	5X2812T04	31/08/2029	£0	£0	4.57 %	£250
Lifetime Tracker	LT208660 %		£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 £750K Min loan	2X2790T04	31/08/2026	£1,999	£0	4.82 %	£250
2 Year Fixed	2X2778T04	31/08/2026	£999	£0	4.88 %	£250
	2X2784T04	31/08/2026	£0	£0	5.19 %	£250
3 Year Fixed	3X2795T04	31/08/2027	£999	£0	4.76 %	£250
	3X2801T04	31/08/2027	£0	£0	5.04 %	£250
5 Year £750K Min loan	5X2819T04	31/08/2029	£1,999	£0	4.58 %	£250
5 Year Fixed	5X2807T04	31/08/2029	£999	£0	4.62 %	£250
	5X2813T04	31/08/2029	£0	£0	4.81 %	£250
Lifetime Tracker	LT208775 %		£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 £750K Min loan	2X2791T04	31/08/2026	£1,999	£0	5.18 %	£250
2 Year Fixed	2X2779T04	31/08/2026	£999	£0	5.23 %	£250
	2X2785T04	31/08/2026	£0	£0	5.65 %	£250
3 Year Fixed	3X2796T04	31/08/2027	£999	£0	5.00 %	£250
	3X2802T04	31/08/2027	£0	£0	5.43 %	£500
5 Year £750K Min loan	5X2820T04	31/08/2029	£1,999	£0	4.84 %	£250
5 Year Fixed	5X2808T04	31/08/2029	£999	£0	4.89 %	£250
	5X2814T04	31/08/2029	£0	£0	5.19 %	£500
Lifetime Tracker	LT208880 %		£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 £750K Min loan	2X2792T04	31/08/2026	£1,999	£0	5.50%	£250
2 Year Fixed	2X2780T04	31/08/2026	£999	£0	5.54%	£250
	2X2786T04	31/08/2026	£0	£0	5.85%	£250
3 Year Fixed	3X2797T04	31/08/2027	£999	£0	5.11%	£250
	3X2803T04	31/08/2027	£0	£0	5.47%	£500
5 Year £750K Min loan	5X2821T04	31/08/2029	£1,999	£0	4.94%	£250
5 Year Fixed	5X2809T04	31/08/2029	£999	£0	4.98%	£250
	5X2815T04	31/08/2029	£0	£0	5.25%	£500
Lifetime Tracker	LT208985 %		£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 £750K Min loan	2X2793T04	31/08/2026	£1,999	£0	5.56%	£250
2 Year Fixed	2X2781T04	31/08/2026	£999	£0	5.58%	£250
	2X2787T04	31/08/2026	£0	£0	5.92%	£250
3 Year Fixed	3X2798T04	31/08/2027	£999	£0	5.26%	£250
	3X2804T04	31/08/2027	£0	£0	5.57%	£500
5 Year £750K Min loan	5X2822T04	31/08/2029	£1,999	£0	5.05%	£250
5 Year Fixed	5X2810T04	31/08/2029	£999	£0	5.07%	£250
	5X2816T04	31/08/2029	£0	£0	5.35%	£500
Lifetime Tracker	LT209090 %		£999	£0	6.44% BBR*+1.19%	£0

95% LTV House Purchase Only Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2782T04	31/08/2026	£999	£0	5.71%	£250
	2X2788T04	31/08/2026	£0	£0	6.02%	£250
3 Year Fixed	3X2799T04	31/08/2027	£999	£0	5.72%	£250
	3X2805T04	31/08/2027	£0	£0	5.96%	£500
5 Year Fixed	5X2811T04	31/08/2029	£999	£0	5.21%	£250
	5X2817T04	31/08/2029	£0	£0	5.49%	£500

*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	2% of the amount redeemed	31-Aug-25
	1% 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
10 Year Fixed	5% of the amount redeemed	31-Aug-30
	4% of the amount redeemed	31-Aug-31
	3% of the amount redeemed	31-Aug-32
	2% of the amount redeemed	31-Aug-33
	1% of the amount redeemed	31-Aug-34
Lifetime Tracker	0% of the amount redeemed	N/A

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.

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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