

## 02 May 2024: RESIDENTIAL RETENTION 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, 3 & 5 year fixed rates increased by up to 0.25 %
- Selected 2 & 3 year fixed rates decreased by up to 0.78 %

### 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: RESIDENTIAL RETENTION

60% LTV Product Switch and Additional Lending Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2845T04	30/09/2026	£1,249	£0	4.78 %	£0
	2X2850T04	30/09/2026	£749	£0	4.80 %	£0
	2X2855T04	30/09/2026	£0	£0	5.09 %	£0
3 Year Fixed	3X2860T04	30/09/2027	£1,249	£0	4.66 %	£0
	3X2865T04	30/09/2027	£749	£0	4.68 %	£0
	3X2870T04	30/09/2027	£0	£0	4.90 %	£0
5 Year Fixed	5X2875T04	30/09/2029	£1,249	£0	4.41 %	£0
	5X2880T04	30/09/2029	£749	£0	4.43 %	£0
	5X2885T04	30/09/2029	£0	£0	4.57 %	£0
Lifetime Tracker	LT292660 %		£999	£0	5.84 % BBR*+0.59 %	£0

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

75% LTV Product Switch and Additional Lending Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2846T04	30/09/2026	£1,249	£0	4.86 %	£0
	2X2851T04	30/09/2026	£749	£0	4.88 %	£0
	2X2856T04	30/09/2026	£0	£0	5.19 %	£0
3 Year Fixed	3X2861T04	30/09/2027	£1,249	£0	4.74 %	£0
	3X2866T04	30/09/2027	£749	£0	4.76 %	£0
	3X2871T04	30/09/2027	£0	£0	5.04 %	£0
5 Year Fixed	5X2876T04	30/09/2029	£1,249	£0	4.60 %	£0
	5X2881T04	30/09/2029	£749	£0	4.62 %	£0
	5X2886T04	30/09/2029	£0	£0	4.81 %	£0
Lifetime Tracker	LT292775 %		£999	£0	6.14 % BBR*+0.89 %	£0

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

80% LTV Product Switch and Additional Lending Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2847T04	30/09/2026	£1,249	£0	5.15 %	£0
	2X2852T04	30/09/2026	£749	£0	5.17 %	£0
	2X2857T04	30/09/2026	£0	£0	5.55 %	£0
3 Year Fixed	3X2862T04	30/09/2027	£1,249	£0	4.98 %	£0
	3X2867T04	30/09/2027	£749	£0	5.00 %	£0
	3X2872T04	30/09/2027	£0	£0	5.37 %	£0
5 Year Fixed	5X2877T04	30/09/2029	£1,249	£0	4.81 %	£0
	5X2882T04	30/09/2029	£749	£0	4.83 %	£0
	5X2887T04	30/09/2029	£0	£0	5.07 %	£0

85% LTV Product Switch and Additional Lending Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2848T04	30/09/2026	£1,249	£0	5.36 %	£0
	2X2853T04	30/09/2026	£749	£0	5.38 %	£0
	2X2858T04	30/09/2026	£0	£0	5.60 %	£0
3 Year Fixed	3X2863T04	30/09/2027	£1,249	£0	5.09 %	£0
	3X2868T04	30/09/2027	£749	£0	5.11 %	£0
	3X2873T04	30/09/2027	£0	£0	5.40 %	£0
5 Year Fixed	5X2878T04	30/09/2029	£1,249	£0	4.90 %	£0
	5X2883T04	30/09/2029	£749	£0	4.95 %	£0
	5X2888T04	30/09/2029	£0	£0	5.12 %	£0

90% LTV Product Switch and Additional Lending Products						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed	2X2849T04	30/09/2026	£1,249	£0	5.41 %	£0
	2X2854T04	30/09/2026	£749	£0	5.43 %	£0
	2X2859T04	30/09/2026	£0	£0	5.64 %	£0
3 Year Fixed	3X2864T04	30/09/2027	£1,249	£0	5.24 %	£0
	3X2869T04	30/09/2027	£749	£0	5.26 %	£0
	3X2874T04	30/09/2027	£0	£0	5.52 %	£0
5 Year Fixed	5X2879T04	30/09/2029	£1,249	£0	5.00 %	£0
	5X2884T04	30/09/2029	£749	£0	5.02 %	£0
	5X2889T04	30/09/2029	£0	£0	5.17 %	£0

60% LTV Energy Efficient Additional Lending Products Only						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed EE	2X2890T04	30/09/2026	£0	£0	4.99 %	£0
5 Year Fixed EE	5X2892T04	30/09/2029	£0	£0	4.47 %	£0

85% LTV Energy Efficient Additional Lending Products Only						
Product	Product code	End Date	Product Fee	Admin Fee	Initial Rate	Cashback
2 Year Fixed EE	2X2891T04	30/09/2026	£0	£0	5.50 %	£0
5 Year Fixed EE	5X2893T04	30/09/2029	£0	£0	5.02 %	£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
Lifetime Tracker	N/A	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 RETENTION

### 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

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (No. 121885). The Co-operative Bank, Platform is a trading name of The Co-operative Bank p.l.c., P.O. Box 101, 1 Balloon Street, Manchester M60 4EP. Registered in England and Wales No. 990937. Credit facilities are provided by The Co-operative Bank p.l.c. and are subject to status and our lending policy. The Bank reserves the right to decline any application for an account or credit facility.