


30 OCTOBER 2017: BUY TO LET PRODUCT SWITCH GUIDE

| Product Highlights | Latest Changes |
|---|---|
| <ul style="list-style-type: none">• 2 year fixed rates from 1.34%• 3 year fixed rates from 2.04%• 5 year fixed rates from 2.19%• 2 year tracker rates from 1.49% <p>Incentives</p> <ul style="list-style-type: none">• No Administration Fee payable | <ul style="list-style-type: none">• New product codes issued for entire range• End dates extended to end February <div data-bbox="1923 1346 2594 1493"><p>The intermediary lender of The co-operative bank</p></div> |
| Contents | |
| <ul style="list-style-type: none">• Buy to Let (Product Switch)• Let to Buy (Product Switch)• Premier Buy to Let (Product Switch) | |

To find out more call us on 0345 070 1999** or visit platform.co.uk

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PLATFORM INTERMEDIARY PRODUCTS: BUY TO LET PRODUCT SWITCH

BUY TO LET PRODUCT SWITCH FIXED RATE PRODUCTS

| Product | Code | End Date | Arrangement fee | Maximum LTV | | | | Cashback | Application Type |
|--------------|------|------------|-----------------|-------------|-------|-------|-------|----------|------------------|
| | | | | 60% | 65% | 70% | 75% | | |
| 2 year fixed | B780 | 29/02/2020 | £1,499 | 1.34% | 1.69% | 1.79% | 1.84% | £0 | Product Switch |
| | B781 | 29/02/2020 | £749 | 1.49% | 1.79% | 1.94% | 1.99% | £0 | |
| | B782 | 29/02/2020 | £0 | 1.89% | 2.04% | 2.19% | 2.19% | £0 | |
| 3 year fixed | B783 | 28/02/2021 | £1,499 | 2.04% | 2.29% | 2.44% | 2.64% | £0 | Product Switch |
| | B784 | 28/02/2021 | £749 | 2.14% | 2.39% | 2.54% | 2.74% | £0 | |
| | B785 | 28/02/2021 | £0 | 2.49% | 2.64% | 2.74% | 2.84% | £0 | |
| 5 year fixed | B786 | 28/02/2023 | £1,499 | 2.19% | 2.54% | 2.74% | 2.89% | £0 | Product Switch |
| | B787 | 28/02/2023 | £749 | 2.29% | 2.64% | 2.84% | 2.99% | £0 | |
| | B788 | 28/02/2023 | £0 | 2.44% | 2.74% | 2.94% | 3.09% | £0 | |

BUY TO LET PRODUCT SWITCH TRACKER PRODUCTS

| Product | Code | End Date | Arrangement fee | Maximum LTV | | | | Cashback | Application Type |
|----------------|------|-------------------------|-----------------|---------------------|---------------------|---------------------|---------------------|----------|------------------|
| | | | | 60% | 65% | 70% | 75% | | |
| 2 year tracker | B789 | 2 years from completion | £1,499 | 1.49% BBR*+0.99% | 1.84% BBR*+1.34% | 1.89% BBR*+1.39% | 1.94% BBR*+1.44% | £0 | Product Switch |
| | B790 | 2 years from completion | £749 | 1.69% BBR*+1.19% | 2.04% BBR*+1.54% | 2.09% BBR*+1.59% | 2.14% BBR*+1.64% | £0 | |

LET TO BUY PRODUCT SWITCH PRODUCTS

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

| Product | Code | End Date | Arrangement fee | Maximum LTV | | | | Cashback | Application Type |
|--------------|------|------------|-----------------|-------------|-------|-------|-----|----------|------------------|
| | | | | 60% | 65% | 70% | 75% | | |
| 2 year fixed | L78 | 29/02/2020 | £999 | 2.04% | 2.39% | 2.44% | - | £0 | Product Switch |

IMPORTANT: In order for an offer to be issued on the Let to Buy mortgage, we will need to receive evidence of the offer for the new residential mortgage.

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

| Criteria | | | | | |
|--------------|---------------------------|--|----------------------------------|-------------------------------------|---|
| Maximum loan | Rental Calculation | Reversionary rate | Minimum income | Administration fee (Non-refundable) | Tracker Floor |
| £350,000 | 145% at a payrate of 5.5% | up to 70% LTV 5.00% (BBR*+4.50%) up to 75% LTV 5.50% (BBR*+5.00%) | £25,000 for at least 1 applicant | £0 | If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading |

Products available to members of selected business partners only - platform.co.uk/BTLpartners

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For detailed lending criteria please see criteria page

PLATFORM INTERMEDIARY PRODUCTS: PREMIER BUY TO LET PRODUCT SWITCH

30 OCTOBER 2017

PREMIER BUY TO LET PRODUCT SWITCH PRODUCTS

| Product | Code | End Date | Arrangement fee | Maximum LTV | | Application Type |
|----------------|------|-------------------------|-----------------|---------------------|---------------------|------------------|
| | | | | 60% | 65% | |
| 2 year fixed | P130 | 29/02/2020 | £2,450 | 1.54% | 1.94% | Product Switch |
| 2 year tracker | P131 | 2 years from completion | £2,450 | 1.54% BBR*+1.04% | 1.94% BBR*+1.44% | |

PREMIER LET TO BUY PRODUCT SWITCH PRODUCTS

| Product | Code | End Date | Arrangement fee | Maximum LTV | | Application Type |
|----------------|------|-------------------------|-----------------|---------------------|---------------------|------------------|
| | | | | 60% | 65% | |
| 2 year fixed | R130 | 29/02/2020 | £2,450 | 1.79% | 2.19% | Product Switch |
| 2 year tracker | R131 | 2 years from completion | £2,450 | 1.79% BBR*+1.29% | 2.19% BBR*+1.69% | |

IMPORTANT: In order for an offer to be issued on the Let to Buy mortgage, we will need to receive evidence of the offer for the new residential mortgage.

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

| Criteria | | | | | | |
|--|--------------|--------------|--------------------------|------------------------------|--------------------|--|
| Administration fee (Payable upfront & Non-refundable) | Maximum loan | Minimum loan | Minimum income | Rental calculation | Reversionary rate | Tracker Floor |
| £0 | £500,000 | £350,001 | £60,000 sole or joint | 145% at a payrate of 5.5% | 5.00% (BBR*+4.50%) | If BBR falls below 0.50% the initial/reversionary rate will be charged at 0.50% + product initial/reversionary rate loading |

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For detailed lending criteria please see criteria page

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BUY TO LET CRITERIA

| | Buy to Let | Premier Buy to Let |
|-----------------------------------|---|---|
| Applicant | Maximum applicants | 2 |
| | Minimum age | 25 |
| | Maximum age | 75 at the end of the term |
| | Residency | UK or EU nationals accepted Non-UK / EU nationals must have been residents in the UK for the last 24 months and have permanent right to reside in the UK |
| | Professional landlord | Not accepted if more than 10 properties owned |
| | Owner occupier | One applicant must be an owner occupier, where second applicant is not they must be married/cohabiting at the same address |
| | Term | Maximum 40 years, Initial fixed term cannot exceed remaining mortgage term. |
| Maximum LTV | 75% | 65% |
| | The maximum LTV is based on individual property basis and not the total of the portfolio | |
| Minimum loan | N/A | £350,001 |
| Maximum loan | £350,000 (£300,000 on new build houses) | £500,000 |
| Maximum portfolio size | 10 total properties owned with all lenders | |
| Maximum portfolio exposure | 3 Buy to Let properties totalling £1,500,000 (£2,000,000 total including residential where loan is with the Co-operative Bank) | |
| Minimum property value | £75,000 | |
| Repayment method | Repayment or interest only (subject to acceptable repayment vehicle) | |
| Rental calculation | 145% at a payrate of 5.5% | |
| Overpayments | Up to 10% without incurring ERCs (see Additional Info) | |

ADDITIONAL INFORMATION

Platform mortgages are portable

Buy to Let products are only available to members of the following business partners:

First Complete
Intrinsic
Paradigm
Personal Touch Financial Services
Pink
Sesame
TenetLime
Mortgage Intelligence
Ingard
Connells
Countrywide
The Buy to Let Business
Legal & General
Next Intelligence
Paradigm Mortgage Services

Pink
PMS
SimplyBiz Mortgages
TMA Mortgage Club
Openwork

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. This has changed from our previous ERC structure, which allowed an ERC free limit of £1,000 per month. Cashback (if applicable) is repayable if the loan is redeemed during the initial product period.

Buy to Let/Premier

| | |
|----------------|---|
| 2 year fixed | 3% of the amount redeemed until 28 Feb 2019 2% of the amount redeemed until 28 Feb 2020 |
| 3 year fixed | 3% of the amount redeemed until 28 Feb 2019 2% of the amount redeemed until 28 Feb 2020 1% of the amount redeemed until 28 Feb 2021 |
| 5 year fixed | 5% of the amount redeemed until 28 Feb 2019 4% of the amount redeemed until 28 Feb 2020 3% of the amount redeemed until 28 Feb 2021 2% of the amount redeemed until 28 Feb 2022 1% of the amount redeemed until 28 Feb 2023 |
| 2 year tracker | 2% in year 1 , 1% in year 2 |

| | |
|---|-------|
| BBR (Applies to all BTL products and is floored at a rate of 0.5% for all trackers) | 0.25% |
|---|-------|

| | |
|--------------------------|------|
| Telegraphic transfer fee | £0 |
| Higher lending charge | None |

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**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.

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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.