

12/12/11
**PRODUCT GUIDE
RESIDENTIAL**

Mainstream 2 year tracker

2.29%

(BBR*+1.79%)

£950 arrangement fee

Recent changes:

- New 2yr tracker remortgage product with £500 cashback
- All 4 year products withdrawn

PRODUCTS AVAILABLE TO MEMBERS OF SELECTED BUSINESS PARTNERS ONLY – SEE BACK PAGE

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For intermediary use only

OPTIONS

In changing times people want to keep their options open. With no ERCs our Options range is designed for clients who value the freedom to change.

Perfect for clients who:

- want to remortgage without paying an ERC when interest rates increase
- like to change products when their lifestyle changes
- want to overpay without limitations or penalties.

It's good to have options.

12 DECEMBER 2011: OPTIONS – MAINSTREAM

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	Options – Mainstream					Arrangement fee (can be added to the loan)	Incentives
	Maximum LTV						
	60%	65%	70%	75%	80%		
1 year tracker M74 from completion NO ERC	2.19% BBR*+1.69%	2.29% BBR*+1.79%	2.39% BBR*+1.89%	2.59% BBR*+2.09%	3.39% BBR*+2.89%	£950	Free valuation [†] and Standard Legals for remortgages (Valuation fee payable for purchases)
2 year tracker M75 from completion NO ERC	2.39% BBR*+1.89%	2.49% BBR*+1.99%	2.59% BBR*+2.09%	2.79% BBR*+2.29%	3.59% BBR*+3.09%	£950	Free valuation [†] and Standard Legals for remortgages (Valuation fee payable for purchases)

Reversionary rate	4.75% BBR*+4.25%	5.25% BBR*+4.75%
Maximum loan	£1,000,000 up to 60% £750,000 up to 70% £500,000 up to 85%	
Introducer fee	0.35% (Max £3,500)	
Administration fee (non-refundable)	£89	

Additional notes:

- Available to employed and self-employed
- Available to first time buyers
- All products are portable
- Remortgage maximum LTVs
 - Home improvements – 85%
 - £ for £ – 85%
 - Capital raising – 75%
 - Debt consolidation – 75%
- Interest only:
 - Maximum LTV 75%
 - Maximum loan £500,000

[†]One free valuation accepted per application, per customer.

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

Mainstream products are only available to selected business partners.

View our Mainstream partners at platform.co.uk/MSpartners

0845 070 1999** platform.co.uk/options

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12 DECEMBER 2011: MAINSTREAM

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Mainstream								
	Maximum LTV						Arrangement fee (can be added to the loan)	Incentives
	60%	65%	70%	75%	80%	85%		
2 year fixed M71 until 31 January 2014	N/A	N/A	N/A	N/A	4.09%	4.49%	£0	Free valuation [†] and Standard Legals for remortgages (Valuation fee payable for purchases)
2 year tracker M72 from completion	2.29% BBR*+1.79%	2.39% BBR*+1.89%	2.49% BBR*+1.99%	2.69% BBR*+2.19%	3.49% BBR*+2.99%	N/A	£950	Free valuation [†] and Standard Legals for remortgages (Valuation fee payable for purchases)
2 year tracker M73 from completion	2.69% BBR*+2.19%	2.79% BBR*+2.29%	2.89% BBR*+2.39%	3.09% BBR*+2.59%	3.89% BBR*+3.39%	N/A	£0	Free valuation [†] and Standard Legals for remortgages (Valuation fee payable for purchases)

Mainstream remortgage only								
2 year tracker M76 from completion	2.39% BBR*+1.89%	2.49% BBR*+1.99%	2.59% BBR*+2.09%	2.79% BBR*+2.29%	3.59% BBR*+3.09%	N/A	£950	Free valuation [†] and Standard Legals for remortgages. £500 cashback.

Reversionary rate	4.75% BBR*+4.25%	5.25% BBR*+4.75%
Maximum loan	£1,000,000 up to 60% £750,000 up to 70% £500,000 up to 85%	
Introducer fee	0.35% (Max £3,500)	
Administration fee (non-refundable)	£89	

[†]One free valuation accepted per application, per customer.

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

Additional notes:

- Available to employed and self-employed
- Available to first time buyers
- All products are portable
- Remortgage maximum LTVs
 - Home improvements – 85%
 - £ for £ – 85%
 - Capital raising – 75%
 - Debt consolidation – 75%
- Interest only:
 - Maximum LTV 75%
 - Maximum loan £500,000

12 DECEMBER 2011: ALMOST PRIME

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	Almost Prime		
	Maximum LTV		Arrangement fee (can be added to the loan)
	60%	65%	
2 year fixed A23 until 31 January 2014	5.64%	5.94%	£1,450
1 year tracker A24 from completion	4.38% LIBOR*+3.26%	4.68% LIBOR*+3.56%	£1,450
2 year tracker A25 from completion	4.78% LIBOR*+3.66%	5.08% LIBOR*+3.96%	£1,450

CCJs per applicant	£500 0 in last 12
Arrears	0 in last 12
Bankruptcy/IVA	Discharged or completed > 4 years
Reversionary rate	6.12% LIBOR*+5.00%
Maximum loan	£250,000
Introducer fee	0.50% (max £1,250)
Administration fee (non-refundable)	£89

Additional notes:

- Available to first time buyers
- Available for purchase and remortgage
- All products are portable

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

Additional information

For intermediary use only

For full details of our product criteria visit platform.co.uk/criteria

Platform mortgages are portable

Mainstream and Almost Prime products are only available to members of the following business partners:

Appointed representatives of: **Directly Authorised members of:**

First Complete

Blueprint

Intrinsic

John Charcol

Legal and General

London and Country

Openwork

Paradigm

Personal Touch Financial Services

Pink Group

Sesame

TenetLime

Fees

These fees include VAT and are non-refundable.

An Automated Valuation Model (AVM) may be used for suitable applications

Property valuation	Valuation fee	Additional Home Buyer Fee
AVM	£20	N/A
Up to £75,000	£105	£220
£75,001 to £100,000	£115	£220
£100,001 to £150,000	£135	£230
£150,001 to £200,000	£165	£235
£200,001 to £250,000	£200	£250
£250,001 to £300,000	£225	£300
£300,001 to £350,000	£255	£370
£350,001 to £400,000	£295	£370
£400,001 to £500,000	£355	£370
£500,001 to £600,000	£420	£405
£600,001 to £700,000	£490	£435
£700,001 to £800,000	£540	£485
£800,001 to £900,000	£600	£525
£900,001 to £1m	£670	£555
£1m – £1.5m	£970	By negotiation

Buildings insurance administration fee £30

one off fee if buildings insurance is not arranged through Legal & General

Telegraphic transfer fee £15

Higher lending charge None

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 deeds of postponement, transfers of ownership, repayment of more than two existing charges, leaseholders charges for registering a mortgage.

To find out more call us on **0845 070 1999**** or visit platform.co.uk

Early repayment charges (ERC)

During the early repayment charge period, overpayments can be made of up to £1,000 each month without incurring an early repayment charge.

Mainstream

2 year fixed	2% of the amount redeemed until 31 January 2013 1% of the amount redeemed until 31 January 2014
2 year tracker	2% in year 1, 1% in year 2

Almost Prime

2 year fixed	3% of the amount redeemed until 31 January 2013 2% of the amount redeemed until 31 January 2014
1 year tracker	2% in year 1
2 year tracker	3% in year 1, 2% in year 2

BBR (applies to all Mainstream products) 0.50%

LIBOR (applies to all Almost Prime products) 1.12%

LIBOR is reviewed quarterly commencing in March each year

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The intermediary lender of The Co-operative Bank p.l.c.

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