


15 MAY 2017: NEW BUSINESS BUY TO LET GUIDE

Product Highlights	Latest Changes
<ul style="list-style-type: none">• 2 year fixed rates from 1.39%• 3 year fixed rates from 2.14%• 5 year fixed rates from 2.39%• 2 year tracker rates from 1.49% <p>Incentives</p> <ul style="list-style-type: none">• Cashback available on selected products• Free standard legals for remortgage cases[^] <p>[^]When using our recommended Solicitors. Remortgage applications for loans £500k or over and/or on unencumbered properties are not eligible for this feature</p>	<ul style="list-style-type: none">• 2 year fixed rates reduced by 0.10%• New product codes issued for entire range• End dates remain the same <div data-bbox="2089 1360 2683 1514"><p>platform </p><p>The intermediary lender of The co-operative bank</p></div>
Contents	
<ul style="list-style-type: none">• Buy to Let• Let to Buy• Premier Buy to Let	

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

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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.

PLATFORM INTERMEDIARY PRODUCTS : NEW BUSINESS BUY TO LET

15 MAY 2017

BUY TO LET FIXED RATE PRODUCTS

Product	Code	End Date	Arrangement fee	Maximum LTV				Cashback	Incentives	House Purchase / Remortgage
				60%	65%	70%	75%			
2 year fixed	B721	31/07/2019	£1,999	1.39%	1.74%	1.84%	1.89%	£500	Free Standard Legals^ for remortgage	House Purchase & Remortgage
	B722	31/07/2019	£999	1.59%	1.89%	2.04%	2.09%	£250		
	B723	31/07/2019	£0	2.14%	2.29%	2.44%	2.44%	£0		
3 year fixed	B724	31/07/2020	£1,999	2.14%	2.39%	2.54%	2.74%	£500	Free Standard Legals^ for remortgage	House Purchase & Remortgage
	B725	31/07/2020	£999	2.29%	2.54%	2.69%	2.89%	£250		
	B726	31/07/2020	£0	2.79%	2.94%	3.04%	3.14%	£0		
5 year fixed	B727	31/07/2022	£1,999	2.39%	2.59%	2.79%	2.94%	£500	Free Standard Legals^ for remortgage	House Purchase & Remortgage
	B728	31/07/2022	£999	2.54%	2.74%	2.94%	3.09%	£250		
	B729	31/07/2022	£0	2.89%	2.99%	3.19%	3.29%	£0		

BUY TO LET TRACKER PRODUCTS

Product	Code	End Date	Arrangement fee	Maximum LTV				Cashback	Incentives	House Purchase / Remortgage
				60%	65%	70%	75%			
2 year tracker	B730	2 years from completion	£1,999	1.49% BBR*+0.99%	1.84% BBR*+1.34%	1.89% BBR*+1.39%	1.94% BBR*+1.44%	£500	Free Standard Legals^ for remortgage	House Purchase & Remortgage
	B731	2 years from completion	£999	1.69% BBR*+1.19%	2.04% BBR*+1.54%	2.09% BBR*+1.59%	2.14% BBR*+1.64%	£250		

LET TO BUY 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	Incentives	House Purchase / Remortgage
				60%	65%	70%	75%			
2 year fixed	L73	31/07/2019	£999	2.04%	2.39%	2.44%	-	£0	Free Standard Legals^	Remortgage

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.

*When using our recommended Solicitors. Remortgage applications for loans £500k or over and/or on unencumbered properties are not eligible for this feature

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

Criteria						
Maximum loan	Remortgage maximum LTVs	Rental Calculation	Reversionary rate	Minimum income	Administration fee (Non-refundable)	Tracker Floor
£350,000	Home improvements - 75% £ for £ - 75% Capital raising - 70% Debt consolidation - 70%	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/BTLpartnersTo find out more call us on 0345 070 1999** or visit platform.co.uk/buytolet**This product guide is for use by mortgage intermediaries authorised by the FCA.**

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For detailed lending criteria please see criteria page

PLATFORM INTERMEDIARY PRODUCTS : NEW BUSINESS PREMIER BUY TO LET

15 MAY 2017

PREMIER BUY TO LET PRODUCTS

Product	Code	End Date	Arrangement fee	Maximum LTV		Incentives	House Purchase / Remortgage
				60%	65%		
2 year fixed	P120	31/07/2019	£2,450	1.54%	1.94%	Free Standard Legals^ for remortgage	House Purchase & Remortgage
2 year tracker	P121	2 years from completion	£2,450	1.54% BBR*+1.04%	1.94% BBR*+1.44%		

PREMIER LET TO BUY PRODUCTS

Product	Code	End Date	Arrangement fee	Maximum LTV		Incentives	House Purchase / Remortgage
				60%	65%		
2 year fixed	R120	31/07/2019	£2,450	1.79%	2.19%	Free Standard Legals^ for remortgage	Remortgage
2 year tracker	R121	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.

^When using our recommended Solicitors. Remortgage applications for loans £500k or over and/or on unencumbered properties are not eligible for this feature
*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

Products available to members of selected business partners only - platform.co.uk/BTLpartners
To find out more call us on 0345 070 1999** or visit platform.co.uk/premier

For detailed lending criteria please see criteria page

BUY TO LET CRITERIA

For intermediary use only

	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	
	First time landlord	Accepted - must be owner occupier	
	Credit search	Experian - Platform requires applicants to be either on Voters Roll or have active CAIS	
	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	
Loan	Loan purpose	Purchase and remortgage in England, Wales and Scotland	
	Term	Minimum 5 years, maximum 40 years	
	Maximum LTV	**The application fee may be added to the mortgage except where the total amount of borrowing, including the application fee, exceeds the relevant LTV band (taking the lower of the purchase price or property valuation). **	
		75% for purchase and remortgage £ for £ and home improvements	65% for purchase and remortgage £ for £ (where mortgage cannot be found on the credit search a recent mortgage statement will be required)
		70% for remortgage capital raising & debt consolidation	
		The maximum LTV is based on individual property basis and not the total of the portfolio	
	Minimum loan	£25,001	£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)	
	Deposit	Provided by applicants own funds - proof required by way of bank statements Gift from immediate family members accepted as long as transaction is not a private purchase	
	Rental calculation	145% at a payrate of 5.5%	
	Let to Buy	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.	
Overpayments	Up to 10% of the outstanding mortgage balance without penalty (see Additional Info)		
Remortgages within 6 months of ownership	We do not allow capital raising for any purpose within 6 months of original purchase date		
Income	Minimum income	£25,000 for at least 1 applicant	£60,000 sole or joint
	Acceptable income	Employed income	
		Self-employed income - 2 years trading required. Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined	
		State and occupational pension	
		Maintenance	
		Rental income profit 50% of tax credits	
Not Accepted	Not accepted	New build flats	New build flats or houses
		Ex local authority flats	
		HMO	
		Limited companies	
		Professional property developers	
		Individual (and associates) who own more than 10 BTL properties, including the application security.	
		N/A	Remortgage for capital raising or debt consolidation
Application Requirements	Income	Proof required: Employed - 1 payslip Self-employed income - • Last 2 years tax assessments (SA302 (hard copy or self-service version) AND Tax Year Overview) OR • Certificate from a suitably qualified accountant with 2 years figures Income should show stable/ increasing income trend and will be considered stable if the year on year increase is less than 15%. Where profits have reduced the case will be declined Retired - Pension or Investment proof	
	Deposit	Proof of deposit by way of bank statements	

ADDITIONAL INFORMATION

Platform mortgages are portable

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

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

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.

Buy to Let/Premier

2 year fixed	3% of the amount redeemed until 31 Jul 2018 2% of the amount redeemed until 31 Jul 2019
3 year fixed	3% of the amount redeemed until 31 Jul 2018 2% of the amount redeemed until 31 Jul 2019 1% of the amount redeemed until 31 Jul 2020
5 year fixed	5% of the amount redeemed until 31 Jul 2018 4% of the amount redeemed until 31 Jul 2019 3% of the amount redeemed until 31 Jul 2020 2% of the amount redeemed until 31 Jul 2021 1% of the amount redeemed until 31 Jul 2022
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%
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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 Homebuyers fee	Additional Building Survey Fee
Up to £100,000	£118	£140	£376
£100,001 to £150,000	£135	£175	£402
£150,001 to £200,000	£149	£213	£432
£200,001 to £250,000	£179	£220	£438
£250,001 to £300,000	£204	£231	£450
£300,001 to £400,000	£264	£270	£466
£400,001 to £500,000	£310	£314	£505
£500,001 to £600,000	£354	£370	£575
£600,001 to £700,000	£413	£401	£595
£700,001 to £800,000	£464	£440	£625
£800,001 to £900,000	£515	£484	£634
£900,001 to £1,000,000	£549	£535	£690
£1,000,001 to £1,250,000	£695	£550	£844
£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

Telegraphic transfer fee	£0
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 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 loans £500k or over and/or on unencumbered properties are not eligible for this feature.

Mortgages that make a difference - we are now partnering with youth homelessness charity Centrepont

Platform is the intermediary lender of The Co-operative Bank - the only UK high street bank with a customer led ethical policy. To mark the 25th anniversary of our Ethical Policy we are partnering with youth homelessness charity Centrepont and will be supporting their vital work by making a donation on behalf of each new mortgage customer and through colleagues' fundraising. The Co-operative Bank p.l.c. ("Bank") is committed to paying to Centrepont the sum of £25 in respect of every new Platform branded mortgage application received from 2 May 2017, which proceeds to completion. The £25 will be paid following completion of the mortgage and the Bank will make a payment to Centrepont quarterly, for eligible completions during the previous quarter. The Bank reserves the right to change or withdraw the donation arrangement at any time.

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

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Calls to 0800 and 0808 numbers are free from landlines and mobiles. Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls to 0845 and 0870 numbers cost 3p per minute, plus your phone company's access charge. Calls to 0844 and 0843 numbers cost 7p per minute, plus your phone company's access charge. Calls may be monitored or recorded for security and training purposes.