

25 SEPTEMBER 2020: NEW BUSINESS MAINSTREAM RESIDENTIAL PRODUCT GUIDE

Product Highlights	Additional Information
<ul style="list-style-type: none">• 5 year fixed rates from 1.45%	<p>Supporting Documents Required:</p> <ul style="list-style-type: none">• 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 <p>Incentives:</p> <ul style="list-style-type: none">• Free first standard mortgage valuation/AVM† with ALL Mainstream products• Free standard legals^ for remortgage cases• £250 Cashback available on all Fixed Rate products, no Administration Fee payable <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>
Latest Changes	
<ul style="list-style-type: none">• 5 year fixed rate products at 70% to 80% LTV with £999 fee increased by up to 0.33%	

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

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.

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PLATFORM INTERMEDIARY PRODUCTS: NEW BUSINESS MAINSTREAM RESIDENTIAL

25 SEPTEMBER 2020

MAINSTREAM RESIDENTIAL FIXED RATE PRODUCTS

Product	Code	End Date	Product fee	Administration Fee (payable upfront and non-refundable)	Maximum LTV				Cashback	Incentives	House Purchase / Remortgage
					60%	70%	75%	80%			
5 year fixed	M2164	31/12/2025	£1,499	£0	1.45%	N/A	N/A	N/A	£250	Free valuation† for remortgage and purchase Free Standard Legals^ for remortgage	House Purchase & Remortgage
5 year fixed	M2165	31/12/2025	£999	£0	1.53%	1.75%	1.75%	2.18%	£250		

Criteria			
Maximum loan (subject to product restrictions)	Remortgage Maximum LTVs	Reversionary rate	Interest only
£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90% £350,000 up to 95%	£ for £ - 90% Home improvements - 85% Capital raising - 75% Debt consolidation - 75%	All Mainstream products revert to Platform's Standard Variable Rate currently 4.34%	Not available

†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.

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

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

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

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CRITERIA

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		Mainstream
Applicant	Maximum applicants	2
	Minimum age	18
	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 buyer	Accepted, FTBs requesting over 75% LTV must have been in current employment for at least 6 months
	Credit search	Experian - Platform requires applicants to be either on Voters Roll or have active CAIS
	CCJs	Maximum CCJ is £100 and satisfied
	Mortgage arrears	One missed mortgage payment can be considered provided the application still passes credit score and a satisfactory explanation is received by the underwriter. Any payment less than the contractual monthly amount will be classed as a missed payment.
	Bankruptcy/IVA	Not accepted
Defaults	Defaults totalling in excess of £500 registered in the last 6 years not accepted. Any defaults will be taken into account as part of credit scoring.	
Loan	Loan purpose	Purchase and remortgage in England, Wales and Scotland owner occupier premises only
	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). ** 95% LTV House Purchase 90% LTV Remortgage £ for £ 85% LTV Home Improvements 75% LTV Remortgage Capital Raising and Debt Consolidation 85% for new build houses, 80% for new build flats
	Minimum loan	£25,001
	Maximum loan	£2,000,000 up to 75% £1,000,000 up to 80% £750,000 up to 85% £500,000 up to 90% £350,000 up to 95%
	Minimum property value	£75,000
	Repayment method	• Repayment up to 90% • Interest only not available
	Deposit	Provided by applicants own funds - proof required by way of bank statements Gifted deposits accepted Gift from immediate family members accepted
	Sale at undervalue	Allowed from immediate family members - calculated on purchase price price, standard lending criteria applies
	Remortgages within 6 months of ownership	Allowed on a £ for £ basis
BTLs in background	Considered as self-financing	
Income	Acceptable income	Employed Income - including 50% of regular overtime, bonus and commission
		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
	Income multiples	4.85 x sole or joint income (where LTV is <= 80% (including any fees added to loan) and subject to a disposable income of at least £125). 4.49 x sole or joint income will be used when this criteria has not been met. Lending decision based upon a full affordability assessment. Refer to Platform's affordability calculator before submitting a Decision in Principle
Minimum income	£15,000 for household	
Not accepted	Capital raising for business purposes	
	Right to buy	
	Shared ownership	
	Equity share	
Application Requirements	Employed	Latest full month's bank statements showing salary credit plus EITHER the latest 3 computerised pay slips OR an employer's reference
	Self-employed	• 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 PLUS the customer's personal bank statement for the latest full month showing the latest salary/income credit and household expenditure.
	Other income	Pension - latest monthly or annual statement Rental income - evidenced by 3 years' accounts or a qualified accountant's certificate Maintenance - court order or CSA documentation Tax credits confirmed via HMRC documentation
	Deposit	Bank statement showing build up of large deposits will be queried
	Gifted deposit	Gift declaration and proof of deposit in either the family members or applicants account, may be requested

ADDITIONAL INFORMATION

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Platform mortgages are portable

New Build applications are only available with the following warranty providers:

NHBC;
Zurich Municipal;
Premier Guarantee;
Building Life Plans;
LABC Hallmark;
Castle 10 (Checkmate);
FMB Latent Defects;
Build Zone;
Q Assure Build (Q Policy for Residential Properties);
International Construction Warranties (ICW);
Aedis Warranties Limited.
One Guarantee - E&W only
Advantage Home Construction Insurance
Ark Residential New Build Latent Defects Insurance

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.

Mainstream	
2 year fixed	2% of the amount redeemed until 31 Dec 2021
	1% of the amount redeemed until 31 Dec 2022
3 year fixed	3% of the amount redeemed until 31 Dec 2021
	2% of the amount redeemed until 31 Dec 2022
	1% of the amount redeemed until 31 Dec 2023
5 year fixed	5% of the amount redeemed until 31 Dec 2021
	4% of the amount redeemed until 31 Dec 2022
	3% of the amount redeemed until 31 Dec 2023
	2% of the amount redeemed until 31 Dec 2024
	1% of the amount redeemed until 31 Dec 2025
2 year tracker	2% in year 1, 1% in year 2

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

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 - our partnership with youth homelessness charity Centrepoint continues

Platform is the intermediary lender of The Co-operative Bank, the only UK high street bank with a customer led ethical policy. In May 2017 we partnered with Centrepoint to support their vital work through colleague fundraising and by making a donation on behalf of each new mortgage customer. In May 2018 the mortgage charity donation was extended to include product switch/transfer customers. Platform new mortgage customer applications and existing customer product switch applications received from 2nd May 2018 up to and including 31 December 2020 are eligible for a £5 Centrepoint charity donation, on completion of the mortgage or product switch. Transactions relating to existing mortgages including a further advance, porting of an existing mortgage or change of borrower, are not eligible for the donation at this time. The Bank makes a payment to Centrepoint quarterly, for eligible completions during the previous quarter. 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.

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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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Platform, PO Box 3462, Cheadle Road, Leek, Staffordshire, ST13 9BG DX16351 (Leek)

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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.