

## Existing mortgage customers

05 August 2024

If you already have a Co-operative Buy To Let mortgage, then you can take advantage of these rates.

### Fixed Rate Mortgages

If you are worried about the interest rates changing, then guaranteeing your monthly payments could make sense. With a Fixed Rate Mortgage you can relax because you'll know exactly what your repayments will be every month, for your chosen product's fixed term. The rate of interest is set for the duration of your fixed rate mortgage term, allowing you to plan your finances. It is possible that variable rates may fall below the fixed rate during the fixed rate period. A range of short and medium term fixed rate mortgages are available with various rates as shown in the tables below:

#### 2 Year Fixed Rates - fixed until 31 December 2026

Product Fee (see page 4)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
<b>No Fee</b> see option 1	2X3436T07	60%	<b>5.15%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.3%</b> APRC variable	Until 31/12/26
	2X3437T07	65%	<b>5.24%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	
	2X3439T07	75%	<b>5.27%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	
<b>£749</b> see option 2	2X3432T07	60%	<b>5.06%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	3% of the amount redeemed until 31 December 2025
	2X3433T07	65%	<b>5.09%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	
	2X3435T07	75%	<b>5.14%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.5%</b> APRC variable	
<b>£1,499</b> see option 3	2X3428T07	60%	<b>4.76%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	2% of the amount redeemed until 31 December 2026
	2X3429T07	65%	<b>4.79%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.4%</b> APRC variable	
	2X3431T07	75%	<b>4.84%</b> Fixed until 31/12/26, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## 5 Year Fixed Rates - fixed until 31 December 2029

Product Fee (see page 4)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
<b>No Fee</b> see option 1	5X3448T07	60%	<b>4.69%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.2%</b> APRC variable	Until 31/12/29  5% of the amount redeemed until 31 December 2025
	5X3449T07	65%	<b>4.70%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.2%</b> APRC variable	
	5X3451T07	75%	<b>4.78%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	
<b>£749</b> see option 2	5X3444T07	60%	<b>4.57%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.2%</b> APRC variable	4% of the amount redeemed until 31 December 2026
	5X3445T07	65%	<b>4.62%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.3%</b> APRC variable	3% of the amount redeemed until 31 December 2027
	5X3447T07	75%	<b>4.68%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	2% of the amount redeemed until 31 December 2028
<b>£1,499</b> see option 3	5X3440T07	60%	<b>4.42%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.2%</b> APRC variable	1% of the amount redeemed until 31 December 2029
	5X3441T07	65%	<b>4.47%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.3%</b> APRC variable	
	5X3443T07	75%	<b>4.53%</b> Fixed until 31/12/29, then reverts to our current SVR	<b>7.87%</b> for the remainder of the Mortgage term	<b>6.5%</b> APRC variable	

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## 2 year Tracker Mortgages

A 2 year Tracker Rate Mortgage is a variable rate mortgage that tracks the Bank of England Base Rate. Whenever the Base Rate changes the interest rate set on your mortgage tracks the change. So, you pay more when the Base Rate goes up and less if it goes down. The interest rate will be amended on your account from the 1st of the month following any Bank of England's Base Rate change.

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

Product Fee (see page 4)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR +2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 4)
<b>£749</b> see option 2	2T292860%	60%	<b>5.69%</b> Bank of England Base Rate* plus 0.69%, currently 5.69% variable for the term of the mortgage	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	No ERC's Payable
	2T292965%	65%	<b>5.74%</b> Bank of England Base Rate* plus 0.74%, currently 5.74% variable for the term of the mortgage	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.6%</b> APRC variable	
	2T293070%	70%	<b>5.84%</b> Bank of England Base Rate* plus 0.84%, currently 5.84% variable for the term of the mortgage	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	
	2T293175%	75%	<b>5.89%</b> Bank of England Base Rate* plus 0.89%, currently 5.89% variable for the term of the mortgage	<b>7.87%</b> for the remainder of the Mortgage term	<b>7.7%</b> APRC variable	

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## Representative example

A mortgage of £157,624.02 taken for a term of 14 years & 1 months on a fixed rate of 5.15% for 2 years, reverting to our variable rate of 7.87% (variable) for the remaining 12 years & 1 months would require 24 monthly payments of £1,313.37 followed by 145 payments of £1,515.93. The total amount payable would be £251,380.25 made up of the loan amount plus interest £93,706.23, and a title management fee of £50.

**The overall cost for comparison is 7.3% APRC representative.**

## Early Repayment Charges

### Service Options

When reviewing your mortgage we can offer you two service options:

- Advised Service - this is when we collect information about your personal circumstances so that we can recommend a mortgage that is suitable for you
- Execution Only Service - this means you will be responsible for making your own choice of product; we will not give any advice, assess the suitability of, or recommend any new product to you. This means you will not benefit from the regulatory protection you would get from receiving advice.

### Product Fees

Please see the rate tables for the Product Fee Options applicable.

#### Option 1

There is no Product fee.

#### Option 2

A Product fee of £749 is payable on fixed rates.

#### Option 3

A Product fee of £1499 is payable

### Adding fees to your loan

If you choose any of the above mortgages, we offer the option to add the Product fee to your loan, up to a maximum advance of 90% of the current value of the property or the limitations of individual products. This means that when you apply for your mortgage, you don't have to pay these fees up front. Instead you could add them to your mortgage amount and pay them off over the mortgage term.

Please remember that this will be treated as part of the loan and you will therefore pay interest on the additional amount over the full mortgage term.

Please note that all of our mortgages are strictly limited offers which may be withdrawn at any time, without notice. However, the mortgage you choose will be reserved for you for 6 months once your application has been received, along with any applicable fee. Until your application has been received, the mortgage cannot be reserved for you. So, if you're interested in a particular offer, please talk to a member of staff as soon as possible.

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**Please call 01752 236550\* if you would like to receive this information in an**

Information correct as at 02/06/21.

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