

PLATFORM RESIDENTIAL FURTHER ADVANCE PRODUCTS

25 MARCH 2020

Product		End Date	Product fee	Maximum LTV				
				60%	70%	75%	80%	85%
2 year fixed	M1974	30/06/2022	£1,249	1.24% 4.3% APRC	1.34% 4.4% APRC	1.34% 4.4% APRC	1.49% 4.4% APRC	1.59% 4.4% APRC
2 year fixed	M1975	30/06/2022	£749	1.29% 4.1% APRC	1.39% 4.2% APRC	1.39% 4.2% APRC	1.54% 4.2% APRC	1.64% 4.2% APRC
2 year fixed	M1976	30/06/2022	£0	1.64% 3.9% APRC	1.69% 3.9% APRC	1.69% 3.9% APRC	1.84% 3.9% APRC	1.94% 3.9% APRC
3 year fixed	M1977	30/06/2023	£1,249	1.44% 4.1% APRC	1.54% 4.2% APRC	1.54% 4.2% APRC	1.69% 4.2% APRC	1.74% 4.2% APRC
3 year fixed	M1978	30/06/2023	£749	1.49% 3.9% APRC	1.59% 4.0% APRC	1.59% 4.0% APRC	1.74% 4.0% APRC	1.79% 4.0% APRC
3 year fixed	M1979	30/06/2023	£0	1.74% 3.7% APRC	1.84% 3.7% APRC	1.84% 3.7% APRC	1.99% 3.7% APRC	2.04% 3.8% APRC
5 year fixed	M1980	30/06/2025	£1,249	1.49% 3.7% APRC	1.59% 3.7% APRC	1.59% 3.7% APRC	1.79% 3.8% APRC	1.89% 3.9% APRC
5 year fixed	M1981	30/06/2025	£749	1.54% 3.5% APRC	1.64% 3.5% APRC	1.64% 3.5% APRC	1.84% 3.6% APRC	1.94% 3.7% APRC
5 year fixed	M1982	30/06/2025	£0	1.74% 3.3% APRC	1.84% 3.3% APRC	1.84% 3.3% APRC	1.99% 3.4% APRC	2.09% 3.4% APRC
Product		End Date	Product fee	Maximum LTV				
2 year tracker	M1986	2 years from completion	£999	1.19% BBR*+0.69% 4.2% APRC	1.19% BBR*+0.69% 4.2% APRC	1.19% BBR*+0.69% 4.2% APRC	1.44% BBR*+0.94% 4.3% APRC	-
	M1987	2 years from completion	£0	1.64% BBR*+1.14% 3.9% APRC	1.64% BBR*+1.14% 3.9% APRC	1.64% BBR*+1.14% 3.9% APRC	1.84% BBR*+1.34% 3.9% APRC	1.99% BBR*+1.49% 4.0% APRC

**Representative Example**

A mortgage of £58,628.32 payable over 17 years initially on a fixed rate for 2 years at 1.64% and then on our current variable rate of 4.34% (variable) for the remaining 15 years would require 24 monthly payments of £329.51 followed by 180 monthly payments of £397.71. The total amount payable would be £79,495.24 made up of the loan amount plus interest (£20,866.92). **The overall cost for comparison is 3.8% APRC representative.**

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

**Notes:**

- Minimum loan amount £5,000
- Platform customers must apply for additional borrowing directly. Applications are not allowed via brokers.
- Customers must have held their mortgage for a minimum of 6 months, and maintained it satisfactorily, before additional lending would be considered.

**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.

2 year fixed	2% of the amount redeemed until 30 Jun 2021 1% of the amount redeemed until 30 Jun 2022
3 year fixed	3% of the amount redeemed until 30 Jun 2021 2% of the amount redeemed until 30 Jun 2022 1% of the amount redeemed until 30 Jun 2023
5 year fixed	5% of the amount redeemed until 30 Jun 2021 4% of the amount redeemed until 30 Jun 2022 3% of the amount redeemed until 30 Jun 2023 2% of the amount redeemed until 30 Jun 2024 1% of the amount redeemed until 30 Jun 2025
2 year tracker	2% in year 1 , 1% in year 2