

# Product guide

5 January 2009

## Latest awards

- **Best Intermediary Mortgage Lender**, Your Mortgage Awards 2008-2009
- **Gold Standard**, Mortgage Strategy Technology Service Awards 2008
- **5 Stars**, FTAdviser.com Online Service Awards 2008

## Product summary

- Conforming Prime available up to 75% LTV
- Conforming Self-Certification from 7.19%
- Non-Conforming products available from 8.39%
- House Plus products available from 7.24%
- Conforming Buy to Let from 6.99%
- House Plus – Buy to Let based on income
- Free legal fees on Remortgage Special products across Prime, Buy to Let, Self-Certification and Non-Conforming products (excluding Right to Buy)

For online kfis, decisions, applications and instant offers go to our award winning click suite at [platform.co.uk](http://platform.co.uk)

January 09 products	Conforming			
	Prime (Full Status only)		Self-Certification	
Maximum LTV	60%	75%	60%	75%
2 year fixed until 1 March 2011	6.79%	7.09%	7.19%	7.54%
3 year fixed until 1 March 2012	6.79%	7.09%	7.19%	7.54%
Remortgage Special 3 year fixed until 1 March 2012 with free legal fees including title insurance	6.89%	7.19% (max LTV 70%)	7.29%	7.64% (max LTV 70%)

Reversionary rate	6.00% BBR* + 3.00%	6.00% BBR* + 3.00%
Maximum loan house purchase and remortgage	£750k	£750k
Arrangement fee (can be added to the loan)	£1,995	£1,995
Remortgage information	Prime remortgage max LTV 70%	Self-Cert remortgage max LTV 70%
Fast remortgage option (can be added to the loan) includes title insurance and conveyancing. Can be applied to all rates with the exception of Remortgage Special products	£350	£350
Introducer fee	0.35% (max £2,625)	0.50% (max £3,750)
Additional notes	<ul style="list-style-type: none"> <li>• Available to employed and self-employed</li> <li>• Not available on new build flats</li> </ul>	<ul style="list-style-type: none"> <li>• Not available to employed</li> <li>• Not available on new build flats</li> </ul>

For early repayment charges see additional information page

\*If BBR falls below 3.00% the reversionary rate will be charged at 3.00% + product reversionary rate loading

0845 070 1999\*\*

Winner of Best Intermediary Mortgage Lender at the Your Mortgage Awards 2008-2009 for the third year running



BEST  
INTERMEDIARY  
MORTGAGE  
LENDER

PLATFORM

January 09 products	Non-Conforming					
	Almost Prime		Minor Adverse		Light Adverse	
Maximum LTV	60%	75%	60%	75%	60%	75%
CCJs per applicant	£500 (0 in last 3)		£1,000 (0 in last 3)		£3,000	
Arrears	None		1 in last 12 (0 in last 3)		2 in last 12 (1 in last 6)	
Bankruptcy/IVA	Discharged or completed > 4 years		Discharged or completed > 1 year		Discharged or completed > 1 year	
2 year fixed until 1 March 2011	8.39%	9.89%	8.69%	10.19%	8.99%	10.49%
3 year fixed until 1 March 2012	8.39%	9.89%	8.69%	10.19%	8.99%	10.49%
Remortgage Special 3 year fixed until 1 March 2012 with free legal fees including title insurance. Not available on Right to Buy	8.49%	9.99% <small>(max LTV 70%)</small>	8.79%	10.29% <small>(max LTV 70%)</small>	9.09%	10.59% <small>(max LTV 70%)</small>
Self-Cert loading <small>loading applies to initial and reversionary rate</small>	+0.40%	+0.60%	Not available	Not available	Not available	Not available
Reversionary rate	7.15% <small>LIBOR* + 3.15%</small>	7.35% <small>LIBOR* + 3.35%</small>	7.45% <small>LIBOR* + 3.45%</small>	7.65% <small>LIBOR* + 3.65%</small>	7.65% <small>LIBOR* + 3.65%</small>	8.05% <small>LIBOR* + 4.05%</small>
Maximum loan <small>house purchase and remortgage</small>	£400k <small>(RTB max loan £150k)</small>		£400k <small>(RTB max loan £150k)</small>		£400k <small>(RTB max loan £150k)</small>	
Arrangement fee <small>(can be added to the loan)</small>	£2,995		£2,995		£2,995	
Remortgage information	Full Status and Self-Cert remortgage max LTV 70%		Remortgage max LTV 70%		Remortgage max LTV 70%	
Fast remortgage option <small>(can be added to the loan) includes title insurance and conveyancing. Can be applied to all rates with the exception of Remortgage Special products. Not available on Right to Buy</small>	£350		£350		£350	
Right to Buy express completion fee <small>(can be added to the loan) fee is compulsory for all purchases and remortgages</small>	£125		£125		£125	
Introducer fee	0.50% <small>(max £2,000)</small>		0.75% <small>(max £3,000)</small>		0.90% <small>(max £3,600)</small>	
Additional notes	<ul style="list-style-type: none"> <li>Self-Cert employed not available</li> <li>Not available on new build flats</li> </ul>		<ul style="list-style-type: none"> <li>Not available on new build flats</li> </ul>		<ul style="list-style-type: none"> <li>Not available on new build flats</li> </ul>	

For early repayment charges see additional information page

\*If LIBOR falls below 3.00% the reversionary rate will be charged at 3.00% + product reversionary rate loading

January 09 products	Buy To Let		
	Conforming		
	House Plus	Buy to Let	
<b>Maximum LTV</b>	<b>75%</b>	<b>60%</b>	<b>75%</b>
<b>3 year fixed</b> <small>until 1 March 2012</small>	<b>7.24%</b>	<b>6.99%</b>	<b>7.49%</b>
<b>Remortgage Special 3 year fixed</b> <small>until 1 March 2012 with free legal fees including title insurance</small>	<b>7.34%</b> <small>(max LTV 70%)</small>	<b>7.09%</b>	<b>7.59%</b> <small>(max LTV 70%)</small>
<b>Arrangement fee</b> <small>(can be added to the loan)</small>	£1,995	£1,995	
<b>Rental assessment calculation</b>	Not applicable	125% of pay rate	
<b>Reversionary rate</b>	6.00% <small>BBR* + 3.00%</small>	6.00% <small>BBR* + 3.00%</small>	
<b>Maximum loan</b> <small>house purchase and remortgage</small>	£750k <small>(new build max loan £300k)</small>	£750k <small>(new build max loan £300k)</small>	
<b>Remortgage information</b>	Remortgage max LTV 70%	Remortgage max LTV 70%	
<b>Introducer fee</b>	0.50% <small>(max £3,750)</small>	0.50% <small>(max £3,750)</small>	
<b>Fast remortgage option</b> <small>(can be added to the loan) includes title insurance and conveyancing. Can be applied to all rates with the exception of Remortgage Special products</small>	£350	£350	
<b>Maximum portfolio size</b>	Single property only	£3m total lending <small>(max 25 properties – max £750k per property)</small>	
<b>Additional notes</b>	<ul style="list-style-type: none"> <li>• Not available in Northern Ireland</li> <li>• Not available to first time buyers and must be owner occupier</li> <li>• 7% of existing mortgage balance will be deducted from income</li> <li>• Applicant must not have an equivalent product with another lender</li> <li>• Not available on new build flats</li> <li>• Only available to self-employed on Self-Cert and employed on Full Status</li> </ul>	<ul style="list-style-type: none"> <li>• Not available in Northern Ireland</li> <li>• Not available to first time buyers and must be owner occupier</li> <li>• Not available on new build flats</li> </ul>	

For early repayment charges see additional information page

\*If BBR falls below 3.00% the reversionary rate will be charged at 3.00% + product reversionary rate loading

0845 070 1999\*\*

BTL Rental calculator



Visit [platform.co.uk](http://platform.co.uk) to use our BTL rental calculator

## Additional information

For full details of our lending policy please visit [platform.co.uk](http://platform.co.uk) and download our lending policy version 1.3 from the literature section

### Application fee

These fees include VAT and are non-refundable.

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

Property valuation	Valuation fee	Administration fee	Total application fee
AVM	£20	£140	£160
Up to £75,000	£105	£140	£245
£75,001 to £100,000	£115	£140	£255
£100,001 to £150,000	£135	£140	£275
£150,001 to £200,000	£165	£140	£305
£200,001 to £250,000	£200	£140	£340
£250,001 to £300,000	£225	£140	£365
£300,001 to £350,000	£255	£140	£395
£350,001 to £400,000	£295	£140	£435
£400,001 to £500,000	£355	£140	£495
£500,001 and over	By negotiation	By negotiation	By negotiation

### Free legals and fast remortgage option

Includes title insurance and conveyancing and removes the need for local, mining and mineral searches. Only available for remortgages. Platform will instruct one of our panel solicitors. Title insurance protects the lender in the event of a defect of title.

### Right to Buy express

This removes the requirement for a deed of postponement being obtained from the local authority. Applicants must have owned the property for a minimum of 6 months prior to remortgage.

### Other fees

<b>Buildings insurance administration fee</b> <small>one off fee if buildings insurance is not arranged through Platform</small>	£30
<b>Telegraphic transfer fee</b>	£45
<b>Higher lending charge</b>	None

### Early repayment charges (ERC)

1% or 1 month's notice of the amount redeemed after initial early repayment charge

#### Conforming

<b>2 year fixed</b>	5% of the amount redeemed until 1 March 2011
<b>3 year fixed</b>	5% of the amount redeemed until 1 March 2012

#### Non-Conforming

<b>2 year fixed</b>	6% of the amount redeemed until 1 March 2011
<b>3 year fixed</b>	6% of the amount redeemed until 1 March 2012

<b>BBR* (applies to all Conforming products)</b>	<b>3.00%</b>
<b>LIBOR* (applies to all Non-Conforming products)</b>	<b>4.00%</b>

\*If BBR/LIBOR falls below 3.00% the reversionary rate will be charged at 3.00% + product reversionary rate loading

LIBOR is reviewed quarterly commencing in March each year

Platform mortgages are not portable

Platform will only process mortgages from FSA authorised intermediaries with the exception of Buy to Let business where the introducer can either be FSA or NACFB authorised

To find out more call us on **0845 070 1999\*\*** or visit [platform.co.uk](http://platform.co.uk).

Telephone calls may be monitored. \*\*Calls from a BT landline will cost no more than 2p per minute plus a call set up fee of 7p. Mobile and other providers' charges may vary. Lines are open between 9am and 5pm Monday to Friday. This product guide is for the use of financial intermediaries only. It is not to be disclosed or given to the public or intended as a consumer advertisement. Platform Home Loans Limited Registered in England & Wales Number 2334606. Registered Address: Exchange Tower, 2 Harbour Exchange Square, London E14 9FR. Platform is the trading name of Platform Home Loans Limited (FSA No. 303337) and of Platform Funding Limited (FSA No. 303387), both authorised and regulated by the Financial Services Authority.