

November 08

effective from 7 November 2008

Product guide

Latest awards

- **5 Stars** – FTAdviser.com Online Service Awards 2008
- **Best Intermediary Mortgage Lender** – Your Mortgage Awards 2007-2008

Product summary

- Conforming Prime available up to 75% LTV
- Conforming Self-Certification from 6.99%
- Non-Conforming products available from 8.12%
- House Plus products available from 7.24%
- Conforming Buy to Let from 6.79%
- House Plus – Buy to Let based on income
- Free legal fees on Remortgage Special products across Prime, Buy to Let, Self-Certification & Non-Conforming products (excluding Right to Buy)

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November 08 products	Conforming			
	Prime (Full Status only)		Self-Certification	
Maximum LTV	65%	75%	65%	75%
2 year fixed until 1 March 2011	6.79%	6.89%	6.99%	7.34%
3 year fixed until 1 March 2012	6.79%	6.89%	6.99%	7.34%
Remortgage Special 3 year fixed until 1 March 2012 with free legal fees including title insurance	6.89%	6.99% <small>(max LTV 70%)</small>	7.09%	7.44% <small>(max LTV 70%)</small>

Reversionary rate	6.00% <small>BBR + 3.00%</small>	6.00% <small>BBR + 3.00%</small>
Maximum loan <small>house purchase and remortgage</small>	£750k	£750k
Arrangement fee <small>(can be added to the loan)</small>	£1,295	£1,295
Remortgage information	Prime remortgage max LTV 70%	Self-Cert 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</small>	£350	£350
Introducer fee	0.35% <small>(max £2,625)</small>	0.50% <small>(max £3,750)</small>
Additional notes	<ul style="list-style-type: none"> • Available to employed and self-employed • Not available on new build flats 	<ul style="list-style-type: none"> • Not available to employed • Not available on new build flats

For early repayment charges see additional information page



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November 08 products	Non-Conforming					
	Almost Prime		Minor Adverse		Light Adverse	
Maximum LTV	65%	75%	65%	75%	65%	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 tracker from completion	8.12%	8.32%	8.42%	8.62%	8.72%	8.92%
Remortgage Special 2 year tracker from completion with free legal fees including title insurance. Not available on Right to Buy	8.22%	8.42% <small>(max LTV 70%)</small>	8.52%	8.72% <small>(max LTV 70%)</small>	8.82%	9.02% <small>(max LTV 70%)</small>
3 year tracker from completion	8.12%	8.32%	8.42%	8.62%	8.72%	8.92%
2 year fixed until 1 March 2011	8.39%	8.89%	8.69%	9.19%	8.99%	9.49%
3 year fixed until 1 March 2012	8.39%	8.89%	8.69%	9.19%	8.99%	9.49%
Remortgage Special 3 year fixed until 1 March 2012 with free legal fees including title insurance. Not available on Right to Buy	8.49%	8.99% <small>(max LTV 70%)</small>	8.79%	9.29% <small>(max LTV 70%)</small>	9.09%	9.59% <small>(max LTV 70%)</small>
Self-Cert loading <small>loading applies to initial and reversionary rate</small>	+0.40%	+0.60%	+0.40%	+0.60%	+0.40%	+0.60%
Reversionary rate	8.90% <small>LIBOR + 3.15%</small>	9.10% <small>LIBOR + 3.35%</small>	9.20% <small>LIBOR + 3.45%</small>	9.40% <small>LIBOR + 3.65%</small>	9.40% <small>LIBOR + 3.65%</small>	9.80% <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>	£1,995		£1,995		£1,995	
Remortgage information	Full Status & Self-Cert remortgage max LTV 70%		Full Status & Self-Cert remortgage max LTV 70%		Full Status and Self-Cert 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"> Self-Cert employed not available Not available on new build flats 		<ul style="list-style-type: none"> Self-Cert employed not available Not available on new build flats 		<ul style="list-style-type: none"> Self-Cert employed not available Not available on new build flats 	

All Non-Conforming Tracker products are based on LIBOR (currently 5.75%)

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Winner of 'Best Intermediary
Mortgage Lender' at
Your Mortgage Awards 2007-2008



**BEST
INTERMEDIARY
MORTGAGE
LENDER**

PLATFORM

November 08 products	Buy To Let				
	Conforming			Non-Conforming	
	House Plus	Buy To Let		Almost Prime	Minor Adverse
Maximum LTV	75%	65%	75%	75%	75%
CCJs per applicant	None	None		£500 (0 in last 3)	£1,000 (0 in last 3)
Arrears	None	None		None	1 in last 12 (0 in last 3)
Bankruptcy/IVA	None	None		None	Discharged or completed > 1 year
3 year fixed <small>until 1 March 2012</small>	7.24%	6.79%	6.89%	9.89%	10.19%
Remortgage Special 3 year fixed <small>until 1 March 2012</small> <small>with free legal fees including title insurance</small>	7.34% <small>(max LTV 70%)</small>	6.89%	6.99% <small>(max LTV 70%)</small>	9.99% <small>(max LTV 70%)</small>	10.29% <small>(max LTV 70%)</small>
Arrangement fee <small>(can be added to the loan)</small>	£1,295	1.5%		£1,995	£1,995
Rental assessment calculation	Not applicable	125% of pay rate		125% of pay rate	125% of pay rate
Reversionary rate	6.00% <small>BBR + 3.00%</small>	6.00% <small>BBR + 3.00%</small>		9.70% <small>LIBOR + 3.95%</small>	10.50% <small>LIBOR + 4.75%</small>
Maximum loan <small>house purchase and remortgage</small>	£750k <small>(new build max loan £300k)</small>	£750k <small>(new build max loan £300k)</small>		£350k <small>(new build max loan £300k)</small>	£350k <small>(new build max loan £300k)</small>
Remortgage information	Remortgage max LTV 70%	Remortgage max LTV 70%		Remortgage max LTV 70%	Remortgage max LTV 70%
Introducer fee	0.50% <small>(max £3,750)</small>	0.50% <small>(max £3,750)</small>		0.50% <small>(max £1,750)</small>	0.75% <small>(max £2,625)</small>
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</small>	£350	£350		£350	£350
Maximum portfolio size	Single property only	£3m total lending <small>(max 25 properties – max £750k per property)</small>		£350k total lending (max 10 properties)	£350k total lending (max 10 properties)
Additional notes	<ul style="list-style-type: none"> Not available in Northern Ireland Not available to first time buyers and must be owner occupier 7% of existing mortgage balance will be deducted from income Applicant must not have an equivalent product with another lender Not available on new build flats Only available to self-employed on Self Cert and employed on Full Status 	<ul style="list-style-type: none"> Not available in Northern Ireland Not available to first time buyers and must be owner occupier Not available on new build flats 		<ul style="list-style-type: none"> Not available in Northern Ireland Not available to first time buyers and must be owner occupier Not available on new build flats 	<ul style="list-style-type: none"> Not available in Northern Ireland Not available to first time buyers and must be owner occupier Not available on new build flats

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BTL Rental calculator



Visit platform.co.uk to use our BTL rental calculator

Additional information

For full details of our lending policy please visit platform.co.uk and download our lending policy version 1.2 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

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

Early repayment charges (ERC)

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

Conforming

2 year fixed	5% of the amount redeemed until 1 March 2011
3 year fixed	5% of the amount redeemed until 1 March 2012

Non-Conforming

2 year tracker	6% of the amount redeemed in 1st 2 years from completion
3 year tracker	6% of the amount redeemed in 1st 3 years from completion
2 year fixed	6% of the amount redeemed until 1 March 2011
3 year fixed	6% of the amount redeemed until 1 March 2012

BBR (applies to all Conforming products)	3.00%
LIBOR (applies to all Non-Conforming products)	5.75%

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.

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