

For intermediary use only



Specialist product guide

20 April 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 Self-Certification from 7.19%
- Non-Conforming from 8.39%
- Conforming Buy to Let from 6.99%

For online kfis, decisions, applications and instant offers go to our award winning click suite at **platform.co.uk**



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| April 09 products | Conforming specialist | | | |
|--|-----------------------|-------|---------------|---------------|
| | Self-Certification | | Buy to Let | |
| | Maximum LTV | | Maximum LTV | |
| | 60% | 70% | 60% | 75% |
| 2 year fixed <small>until 1 June 2011</small> | 7.19% | 7.54% | Not available | Not available |
| 3 year fixed <small>until 1 June 2012</small> | 7.19% | 7.54% | 6.99% | 7.49% |

| | | |
|---|---|---|
| Maximum loan <small>house purchase and remortgage</small> | £500K <small>(new build max £300k)</small> | £500K <small>(new build max £300k)</small> |
| Arrangement fee <small>(can be added to the loan)</small> | £1,995 | £1,995 |
| Reversionary rate | 6.00% <small>BBR*+3.00%</small> | 6.00% <small>BBR*+3.00%</small> |
| Remortgage information | Self-Cert remortgage max LTV 70% | Remortgage max LTV 70% |
| Introducer fee | 0.50% <small>(max £2,500)</small> | 0.50% <small>(max £2,500)</small> |
| Additional notes | <ul style="list-style-type: none"> Not available to employed | <ul style="list-style-type: none"> Not available in Northern Ireland Not available to first time buyers and must be owner occupied Rental assesment calculation 125% of pay rate Maximum portfolio size £1m total lending (max 3 properties - max £500k per property) |

*As BBR falls below 3.00% the initial/reversionary rate will be charged at 3.00% + product reversionary rate loading

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| April 09 products | Non-Conforming | | | |
|--|-----------------------------------|----------------------|----------------------------------|----------------------------------|
| | Almost Prime | | Minor Adverse | Light Adverse |
| | Maximum LTV | | Maximum LTV | Maximum LTV |
| | 60% | 75% | 60% | 60% |
| 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 June 2011 | 8.39% | 8.69% | 8.69% | 8.99% |
| 2 year fixed Self-Cert until 1 June 2011 | 8.79% | 9.09% (Up to 65%) | Not available | Not available |
| 3 year fixed until 1 June 2012 | 8.39% | 8.69% | 8.69% | 8.99% |
| 3 year fixed Self-Cert until 1 June 2012 | 8.79% | 9.09% (Up to 65%) | Not available | Not available |

| | | | | |
|---|--|-----------------------|------------------------|------------------------|
| Maximum loan house purchase and remortgage | £250K | | £250K | £250K |
| Arrangement fee (can be added to the loan) | £2,995 | | £2,995 | £2,995 |
| Reversionary rate | 6.15% LIBOR*+3.15% | 6.35% LIBOR*+3.35% | 6.45% LIBOR*+3.45% | 6.65% LIBOR*+3.65% |
| Reversionary rate Self-Cert | 6.55% LIBOR*+3.55% | 6.95% LIBOR*+3.95% | Not available | Not available |
| Remortgage information | Remortgage max LTV 70% Self-Cert remortgage max LTV 65% | | Remortgage max LTV 60% | Remortgage max LTV 60% |
| Introducer fee | 0.50% (max £1,250) | | 0.75% (max £1,875) | 0.90% (max £2,250) |
| Additional notes | • Self-Cert employed not available | | | |

*As LIBOR falls below 3.00% the initial/reversionary rate will be charged at 3.00% + product reversionary rate loading

Additional information

For full details of our lending policy visit platform.co.uk/literature

Platform mortgages are not portable

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 |

Other fees

| | |
|--|------|
| Buildings insurance administration fee one off fee if buildings insurance is not arranged through Platform | £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 June 2011 |
| 3 year fixed | 5% of the amount redeemed until 1 June 2012 |

Non-Conforming

| | |
|---------------------|---|
| 2 year fixed | 6% of the amount redeemed until 1 June 2011 |
| 3 year fixed | 6% of the amount redeemed until 1 June 2012 |

| | |
|--|-------|
| BBR* (applies to all Conforming products) | 0.50% |
| LIBOR* (applies to all Non-Conforming products) | 2.12% |

* **Conforming:** As BBR falls below 3.00% the initial/reversionary rate will be charged at 3.00% + product reversionary rate loading

Non-Conforming: As LIBOR falls below 3.00% the initial/reversionary rate will be charged at 3.00% + product reversionary rate loading

LIBOR is reviewed quarterly commencing in March each year

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**.

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 6.85p. 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.