

## Existing mortgage customers

17/04/2025

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 August 2027

Product Fee (see page 3)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR* + 2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 3)
<b>No Fee</b> see option 1	2X4976T4	65%	<b>4.52%</b> Fixed until 31/08/2027, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>6.8%</b> APRC variable	Until 31/08/27
	2X4977T4	75%	<b>4.74%</b> Fixed until 31/08/2027, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.0%</b> APRC variable	3% of the amount redeemed until 31 August 2026
<b>£1,499</b> see option 3	2X4973T4	65%	<b>4.18%</b> Fixed until 31/08/2027, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.0%</b> APRC variable	2% of the amount redeemed until 31 August 2027
	2X4974T4	75%	<b>4.44%</b> Fixed until 31/08/2027, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.1%</b> APRC variable	

#### 5 Year Fixed Rates - fixed until 31 August 2030

Product Fee (see page 3)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR* + 2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 3)
<b>No Fee</b> see option 1	5X5067T4	65%	<b>4.59%</b> Fixed until 31/08/2030, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>6.0%</b> APRC variable	Until 31/08/30 5% of the amount redeemed until 31 August 2026
	5X5068T4	75%	<b>4.81%</b> Fixed until 31/08/2030, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>6.3%</b> APRC variable	4% of the amount redeemed until 31 August 2027
<b>£1,499</b> see option 3	5X5064T4	65%	<b>4.46%</b> Fixed until 31/08/2030, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>6.1%</b> APRC variable	3% of the amount redeemed until 31 August 2028
	5X5065T4	75%	<b>4.69%</b> Fixed until 31/08/2030, then reverts to our current reversionary rate	<b>7.37%</b> for the remainder of the Mortgage term	<b>6.4%</b> APRC variable	2% of the amount redeemed until 31 August 2029 1% of the amount redeemed until 31 August 2030

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

## 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 3)	Product Code	Maximum Loan to Value	Initial Rate	Current Reversionary Rate BBR* + 2.87%	Overall cost for comparison	Early Repayment Charge Period (see page 3)
<b>£749</b> see option 2	2T292860%	60%	<b>5.19%</b> Bank of England Base Rate* plus 0.69%, currently 5.19% variable for 2 years from completion	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.1%</b> APRC variable	No ERC's Payable
	2T292965%	65%	<b>5.24%</b> Bank of England Base Rate* plus 0.74%, currently 5.24% variable for 2 years from completion	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.1%</b> APRC variable	
	2T293070%	70%	<b>5.34%</b> Bank of England Base Rate* plus 0.84%, currently 5.34% variable for 2 years from completion	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.2%</b> APRC variable	
	2T293175%	75%	<b>5.39%</b> Bank of England Base Rate* plus 0.89%, currently 5.39% variable for 2 years from completion	<b>7.37%</b> for the remainder of the Mortgage term	<b>7.2%</b> APRC variable	

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

### Representative example

A mortgage of £165,340.90 payable over 17 years & 5 months initially on a fixed rate for 2 years at 4.52% and then on our current variable rate of 7.37% (variable) for the remaining 15 years & 5 months would require 24 monthly payments of £1,144.35 followed by 185 monthly payments of £1,379.61. The total amount payable would be £282,742.02 made up of the loan amount plus interest (£117,351.12) and a title management fee of £50.

**The overall cost for comparison is 6.8% 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.

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

**Please call 01752 236550\* if you would like to receive this information in an alternative format such as large print, audio or Braille.**

Information correct as at 02/06/21.

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register No: 121885). Registered office: 1 Balloon Street, Manchester, M4 4BE. Registered in England and Wales (Company No: 990937).

\*Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls to 0800 and 0808 numbers are free from landlines and mobiles. Calls may be monitored or recorded for security and training purposes. Lines are open between 9am and 5pm Monday to Friday.

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