

**Self Employed With 1 Year Accounts**  
**Right to Buy up to 95%**

**Shared Ownership**

**Listed Buildings** Large Loan Products

**Restricted Distribution**

**Interest Only Available**

**Buy to Let**

platinum  options Ltd

 **dudley**  
building society

**Your Intermediary Team**

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**Intermediary** product guide

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# unique selling points



## USP's:

- Dedicated underwriters
- Manual underwriting
- We do not credit score
- Dedicated BDM team
- No upper age limit – available on all products
- Initial rates from 2.69%
- Products up to £1 million (Max 75% LTV)
- Interest only available – equity requirement (£125k outside London and £250k in London)
- Guarantor mortgages – close blood relatives (Max 75% LTV)
- Right to buy up to 95% of the discounted purchase price
- Shared ownership (Max LTV - 90% of the share) must be able to staircase up to 100%
- Self employed from 1 years accounts (Self-E product)
- Specialist listed building products (Grade 1, Grade 2)
- Up to 80% LTV on second homes (occupational)
- Up to 4 applicants on a mortgage
- A flat with more than 4 storeys if built in or after year 2000

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>CORE</b>									
<b>FIXED</b>									
10026	Two Year Fixed Rate	3.54%	£25,000 - £1,000,000	4.9%	90% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 2 years  OC: Can repay 10% of advanced amount in each of first 2 years without penalty	£499 Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
10027	Two Year Fixed Rate	3.54%	£25,000 - £1,000,000	4.9%	90% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 2 years  OC: Can repay 10% of advanced amount in each of first 2 years without penalty	£999 Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
10028	Three Year Fixed Rate	2.99%	£25,000 - £1,000,000	4.8%	80% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)

Fixed Continued on next page

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>FIXED (Continued)</b>									
10029	Three Year Fixed Rate	2.99%	£25,000 - £1,000,000	4.8%	80% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.25% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
10030	Five Year Fixed Rate	3.19%	£25,000 - £1,000,000	4.6%	80% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 5 years  OC: Can repay 10% of advanced amount in each of first 5 years without penalty	1.25% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
10031	Five Year Fixed Rate	3.19%	£25,000 - £1,000,000	4.6%	80% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 5 years  OC: Can repay 10% of advanced amount in each of first 5 years without penalty	1.35% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>DISCOUNT</b>									
13047	Three Year Discount	2.89%	£25,000 - £1,000,000	3.8%	80% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	Term 1 – 40 Yrs	Yes (min £5,000)
13049	2.30% Discount for Term	2.69%	£25,000 - £1,000,000	3.1%	60% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
13050	2.30% Discount for Term	2.69%	£25,000 - £1,000,000	3.1%	60% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
13051	1.90% Discount for Term	3.09%	£25,000 - £1,000,000	3.5%	80% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
13052	1.90% Discount for Term	3.09%	£25,000 - £1,000,000	3.5%	80% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>VARIABLE</b>									
STD50	Standard Variable Rate with Early Repayment Charge	4.99%	£25,000 - £1,000,000	5.2%	90%	Purchase & Remortgage	ERC: 2% of advance in first 2 years OC: None	Term 1 – 40 Yrs	Yes (min £5,000)
STD30	Standard Variable Rate	4.99%	£25,000 - £1,000,000	5.2%	80%	Purchase & Remortgage	ERC: None OC: None	Term 1 – 40 Yrs	Yes (min £5,000)
<b>INTEREST ONLY / PART AND PART</b>									
13067	1.15% Discount for term Interest Only	3.84%	£25,000 - £1,000,000	4.1%	60% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee Term 1 – 40 Yrs	Yes (min £5,000)
13068	1.15% Discount for term Interest Only	3.84%	£25,000 - £1,000,000	4.1%	60% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee Term 1 – 40 Yrs Provides both assistance with legal fees and a free valuation	Yes (min £5,000) Free valuation incentive will not apply
13069	1.00% Discount for term Interest Only	3.99%	£25,000 - £1,000,000	4.3%	60.01% - 75% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee Term 1 – 40 Yrs	Yes (min £5,000)

Interest Only / Part and Part Continued on next page

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>INTEREST ONLY / PART AND PART (Continued)</b>									
13070	1.00% Discount for term Interest Only	3.99%	£25,000 - £1,000,000	4.3%	60.01% - 75% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
10032	Three Year Fixed Rate Interest Only	3.99%	£25,000 - £1,000,000	5.0%	75% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
<b>SPECIALIST</b>									
<b>SELF-EMPLOYED RESIDENTIAL</b>									
13053	1 Years Accounts 1.50% Three Year Discount	3.49%	£25,000 - £350,000	4.3%	75% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£495 Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
13054	1 Years Accounts 1.50% Three Year Discount	3.49%	£25,000 - £350,000	4.3%	75% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£995 Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply



# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>LISTED BUILDINGS</b>									
13057	1.30% Three Year Discount Listed Building	3.69%	£25,000 - £500,000	4.6%	70% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee  Term 1 – 40 Yrs (Grade 1 maximum term 20 Yrs)  Only available for properties which are Grade 1, Grade 2* and Grade 2 Listed	Yes (min £5,000)
13058	1.00% Three year Discount Listed Building	3.99%	£25,000 - £500,000	4.8%	75% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee  Term 1 – 40 Yrs  Only available for properties which are Grade 2* and Grade 2 Listed	Yes (min £5,000)
13059	1.00% Three Year Discount Listed Building	3.99%	£25,000 - £500,000	4.8%	80% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	0.80% Arrangement Fee  Term 1 – 40 Yrs  Only available for properties which are Grade 2 Listed	Yes (min £5,000)

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>EX PAT</b>									
13060	1.00% Discount For Term	3.99%	£25,000 - £500,000	4.5%	60% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
25039	1.50% Discount For Term BTL	3.99%	£25,000 - £500,000	4.2%	60% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	1.00% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
<b>BUY TO LET</b>									
25027	2.50% Three Year Discount	2.99%	£25,000 - £500,000	5.1%	70% (Inc Arr. Fee)	Purchase	ERC: None  OC: None	1.75% Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
25028	2.50% Three Year Discount	2.99%	£25,000 - £500,000	5.1%	70% (Inc Arr. Fee)	Remortgage	ERC: None  OC: None	1.90% Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
25029	2.15% Five Year Discount	3.34%	£25,000 - £1,000,000	4.9%	70% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£1,995 Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>BUY TO LET (Continued)</b>									
25030	2.15% Five Year Discount	3.34%	£25,000 - £1,000,000	4.9%	70% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£1,995 Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
25031	BTL Three Year Fixed Rate	2.99%	£25,000 - £1,000,000	4.9%	70% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£2,795 Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
25032	BTL Three Year Fixed Rate	2.99%	£25,000 - £1,000,000	4.9%	70% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	£3,995 Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>BUY TO LET (Continued)</b>									
25035	BTL Five Year Fixed Rate	3.29%	£25,000 - £1,000,000	4.6%	70% (Inc Arr. Fee)	Purchase	ERC: 3% of current balance in first 5 years  OC: Can repay 10% of advanced amount in each of first 5 years without penalty	£2,795 Arrangement Fee  Term 1 – 40 Yrs	Yes (min £5,000)
25036	BTL Five Year Fixed Rate	3.29%	£25,000 - £1,000,000	4.6%	70% (Inc Arr. Fee)	Remortgage	ERC: 3% of current balance in first 5 years  OC: Can repay 10% of advanced amount in each of first 5 years without penalty	£2,995 Arrangement Fee  Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
25000	Buy To Let Standard Variable Rate	5.49%	£25,000 - £500,000	5.7%	70% (Inc Arr. Fee)	Purchase & Remortgage	ERC: 3% of advance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	Term 1 – 40 Yrs	Yes (min £5,000)  Free valuation incentive will not apply

# intermediary product guide



Code	Product	Current Rate	Min/Max ADV	APRC	Max LTV	Purchase or Remortgage	Early Repayment Charge (ERC) Overpayment Charge (OC)	Fees/Incentives/ Notes	Available for Additional Borrowing
<b>SHARED OWNERSHIP – MIN 25% SHARE – MIN DEPOSIT 10% OF SHARE</b>									
13055	1.00% Discount for Term Shared Ownership	3.99%	£25,000 - £250,000	4.2%	90% of Share	Purchase	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	Term 1 – 40 Yrs	Yes (min £5,000)
13056	1.00% Discount for Term Shared Ownership	3.99%	£25,000 - £250,000	4.1%	90% of Share	Remortgage	ERC: 3% of current balance in first 3 years  OC: Can repay 10% of advanced amount in each of first 3 years without penalty	Term 1 – 40 Yrs  Provides both assistance with legal fees and a free valuation	Yes (min £5,000)  Free valuation incentive will not apply
<b>RIGHT TO BUY</b>									
RTB02	Standard Variable Rate	4.99%	£25,000-£500,000	5.2%	95% of Dis PP 80% Value	Purchase	ERC: 2% of advance in the first year OC: None	Term 1 – 40 Yrs  £400 Cashback Repayment basis only	Yes (min £5,000)

## representative example



### Representative Example

#### Representative Example

A mortgage of **£144,000** payable over **7** years initially on our discounted rate at **2.1%** below the Society's Residential Standard Variable Rate for **3** years and then reverting to our current Residential Standard Variable Rate of **4.99%** (variable) for the remaining **4** years would require **36** monthly payments of **£1,895.58** and **48** monthly payments of **£1,976.37** plus one initial interest payment of **£353.45**.

The total amount payable would be **£164,185.09** made up of the loan amount plus interest (**£19,460.09**) and Valuation fee (**£450**), CHAPS fee (**£25**), Application Fee (**£125**) and Discharge fee (**£125**).

**The overall cost for comparison is 3.8% APRC representative.**

# application packaging requirements



## The minimum packaging requirements for all cases:

- Fully Completed Application Form on DPR, along with a signed declaration. (If there are more than 2 applicants please submit a manual form for additional applicants).
- Fully completed Direct Debit Mandate.
- Two forms of ID for each applicant, one confirming name and one confirming address.
- P60 & Last three consecutive months' payslips plus possible Employment reference (dependant on LTV).
- Company Accounts for Self Employed (three, two or one year's accounts accepted dependant on LTV and product).
- Proof of rental payment covering 12 months where applicable. Bank statements are required where Tenancy is not via a Professional Letting Agent or Private Landlord's reference. A reference alone is acceptable where Tenancy is managed by Letting Agent.
- Proof of mortgage payments, covering 12 months, where applicable.
- Proof of deposit.
- Valuation fee (including £125 application fee). Please refer to Valuation Fee Scale in Packaging Guide.
- Three Year's Proof of Residency if applicant not on Voters Roll.
- Budget planner.
- Fees declaration.
- LMS declaration form.

## Ad-hoc packaging requirements:

- Cases with any element of Interest Only – completed Interest Only Declaration form & proof of repayment strategy.
- If applicant has any other properties whatsoever, mortgaged or unencumbered (BTL/resi/holiday home) – completed Personal Assets & Liabilities Statement
- Let to Buy – Consent to Let from existing Lender.
- Completed Loan into Retirement Declaration form where term takes applicant over desired retirement age.  
Proof of retirement income is required when applicant is within 10 years of desired retirement age at the time of application.
- Memorandum of Sale from Housing Association for all Shared Ownership cases
- Right to Buy Notice from Council for all Right to Buy cases.

