

The Premier Broker Programme

Discounted Rate Card

With effect from 6 February - 30 April 2018

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THIS INFORMATION IS FOR THE USE OF PROFESSIONAL INTERMEDIARIES ONLY, WHO MUST BE AUTHORISED BY THE FCA TO GIVE ADVICE ON REGULATED MORTGAGE CONTRACTS

Product Name	Family Mortgages				Specialist Mortgages						
	Residential	Guarantor	Lending into Later Life	Second / Holiday Home	Self Employed	Contractors	Professional	Holiday Let / BTL / CBTL	Development	Self-build	Residential Bridging
Term	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	2 Year SVR Discount	Up to 3 Years	Up to 3 Years	1 Year Fixed
Initial Variable Rate Repayment	2.74%	2.74%	2.74%	2.94%	2.74%	2.74%	2.74%	2.94%			
Initial Variable Rate Interest-only	3.24%	3.24%	3.24%	2.94%	3.24%	3.24%	3.24%	2.94%	5.19%	4.19%	5.19%
Followed by our SVR	4.19%	4.19%	4.19%	5.19%	4.19%	4.19%	4.19%	5.19%			
Available for	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Purchase, Re-mortgage, Release of Equity	Knock down & re-build, Refurbishment, Self-build	Knock down & re-build, Refurbishment, Self-build	Purchase, Release of Equity
Repayment type	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Repayment, Interest-only, Part & Part	Interest-only	Interest-only	Interest-only
APRC Repayment	4.1%	4.1%	4.1%	5.0%	4.1%	4.1%	4.1%	5.0%			
APRC Interest-only	4.3%	4.3%	4.3%	5.1%	4.3%	4.3%	4.3%	5.1%	6.0%	6.0%	7.8%
Min/Max mortgage	£75,000 - £3,500,000	£75,000 - £3,500,000	£75,000 - £3,500,000	£75,000 - £2,000,000	£75,000 - £3,500,000	£75,000 - £3,500,000	£75,000 - £3,500,000	£75,000 - £2,000,000	£75,000 - £2,000,000	£75,000 - £2,000,000	£75,000 - £2,000,000
Max Term Repayment	35 years	35 years	35 years	25 years	35 years	35 years	35 years	25 years			
Max Term Interest-only	35 years	35 years	35 years	25 years	35 years	35 years	35 years	25 years	3 years	3 years	1 year
Max LTV Repayment	80%	80%	80%	75%	80%	80%	80%	75%			
Max LTV Interest-only	75%	75%	75%	70%	75%	75%	75%	70%	65%	65%	60%
Arrangement Fee	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (Min £1,000)	By arrangement (max 3% of advance)	By arrangement (max 3% of advance)	By arrangement (max 3% of advance)
Admin Fee*	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)	£25 (on application)
ERC's	None	None	None	None	None	None	None	None	None	None	None

*The fee charged to cover the administration involved with arranging the loan

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Firm reference number: 157260

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Lending Criteria and Unique Selling Points

Borrower

- No upper age limit, provided that there is ongoing income to support the borrowing
- Up to four borrowers per application
- Guarantors accepted but must be a close family member. We will also consider joint family borrowers without all parties needing to reside in the mortgaged property

Income and employment or self-employment

- Ability to gross up certain income, such as maintenance
- Most UK based incomes considered (up to 100% of other income considered if received over the last 2 years), pension, directors salary, directors loans, dividends, net profit, rental income, trust fund
- Contract workers/ Self employed
- Applicants whose income comes from short term contracts will be considered subject to a proven track record of a minimum of at least 1 year. Less will be considered if the applicants are contracting within an existing profession
- Clients who have been in a partnership and then switched to a Ltd company – we view this as a continuity and would not therefore require that they have their first years accounts (as a Limited Co) before considering them suitable applicants

LTV's and Mortgage size

- Interest only available up to 75% LTV, provided that there is at least £150k of remaining equity and an acceptable repayment strategy (this can include sale and downsize)
- Minimum loan size £75,000
- Maximum loan size: Residential £3.5m, BTL/second property £2m, Bridging £2m
- Maximum LTV's: Residential 80%, BTL/second property 75%, Bridging 60%, Development Finance 65%

Property

- Properties with 2 kitchens (dependent upon usage)
- Properties that have an annexe (or similar) which the applicant intends to use either for family and friends or to be let out on an AST or as a holiday let
- 2 or 3 properties or flats on 1 title – if part owner occupied we need to know how the other units will be used (for letting on flats there needs to be separate AST's in place on each unit)
- No restriction on the amount of land included on the Title as long as the floor area to be occupied by the borrowers accounts for at least 50% of the total floor area of all of the buildings
- Agricultural restrictions considered to a max LTV of 50% as long as they can satisfy the restriction
- Mixed commercial/residential properties where the residential area must be at least 50% of the overall footprint

- Unique properties including Grade II listed properties and thatched
- Holiday Homes and Holiday Lets including Airbnb
- Development properties, either a knock down and re-build or the purchase of a piece of land with planning permission
- Refurbishment, i.e. converting a house that is currently divided into 2 flats, back into one single dwelling
- Auction properties not considered

General Criteria

- No ERC's
- No minimum property ownership
- Mortgages considered on unencumbered properties
- Gifted deposits and equity, must be from a family member
- We do not credit score, we offer a manual underwriting process and work with you every step of the way
- Bridging considered for those with investment portfolios
- BTL's, available to FTB's and/or FTL's, subject to individual consideration (we will need to be satisfied that the purchase is not a "backdoor" residential). CBTL's considered