

# Product switch rate guide

For existing The Mortgage Works customers switching products  
Effective from 26/03/2026



The  
mortgage  
works

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Buy to Let

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
55%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27488
55%	4.36%	£3995	MR6 currently 7.74% Variable	7.4% APRC	B27489
55%	4.64%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27490
55%	5.09%	£0	MR6 currently 7.74% Variable	7.4% APRC	B27491
65%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27492
65%	4.36%	£3995	MR6 currently 7.74% Variable	7.5% APRC	B27493
65%	4.64%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27494
65%	5.09%	£0	MR6 currently 7.74% Variable	7.4% APRC	B27495
75%	3.60%	3% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	B27496
75%	4.39%	£3995	MR7 currently 8.24% Variable	7.9% APRC	B27497
75%	4.74%	£1495	MR7 currently 8.24% Variable	7.8% APRC	B27498
75%	5.15%	£0	MR7 currently 8.24% Variable	7.9% APRC	B27499
80%	5.04%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	B27500
80%	5.94%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27501
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27502

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £2,000,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Buy to Let

## 3 Year Fixed

ERC: 3% until 30/04/2029\*, then 2% until 30/04/2028\*, then 1% until 30/04/2029\*,

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	3.94%	3% of Loan Amount	MR6 currently 7.74% Variable	7.2% APRC	B30505
65%	4.69%	£1495	MR6 currently 7.74% Variable	7.1% APRC	B30506
65%	4.99%	£0	MR6 currently 7.74% Variable	7.2% APRC	B30507
75%	4.09%	3% of Loan Amount	MR7 currently 8.24% Variable	7.6% APRC	B30508
75%	4.80%	£1495	MR7 currently 8.24% Variable	7.6% APRC	B30509
75%	5.14%	£0	MR7 currently 8.24% Variable	7.6% APRC	B30510

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Buy to Let

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
55%	4.30%	3% of Loan Amount	MR6 currently 7.74% Variable	6.8% APRC	B94711
55%	4.64%	£3995	MR6 currently 7.74% Variable	6.8% APRC	B94712
55%	4.79%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94713
55%	4.84%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94714
65%	4.30%	3% of Loan Amount	MR6 currently 7.74% Variable	6.8% APRC	B94715
65%	4.64%	£3995	MR6 currently 7.74% Variable	6.8% APRC	B94716
65%	4.79%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94717
65%	4.84%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94718
75%	4.34%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	B94719
75%	4.69%	£3995	MR7 currently 8.24% Variable	7.1% APRC	B94720
75%	4.84%	£1495	MR7 currently 8.24% Variable	7.1% APRC	B94721
75%	4.99%	£0	MR7 currently 8.24% Variable	7.0% APRC	B94722
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	B94723
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	B94724
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	B94725

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Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Buy to Let

## 2 Year Tracker | Benefit: <sup>1</sup>Switch to Fix

ERC: 0.75% until 30/06/2027, 0.5% until 30/06/2028

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	4.24% (BBR 0.49% until 30/06/2028)	£1495	MR6 currently 7.74% Variable	7.3% APRC	B71155
65%	4.74% (BBR 0.99% until 30/06/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71156
75%	4.34% (BBR 0.59% until 30/06/2028)	£1495	MR7 currently 8.24% Variable	7.7% APRC	B71157
75%	4.84% (BBR 1.09% until 30/06/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71158

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Buy to Let

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	7.74%	£0	MR6 currently 7.74% Variable	8.1% APRC	B08253

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.64%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	T20505
75%	5.69%	£1495	MR7 currently 8.24% Variable	8.1% APRC	T20506
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APRC	T20507
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APRC	T20508

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

# Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.24%	3% of Loan Amount	MR7 currently 8.24% Variable	7.5% APRC	T90629
75%	5.69%	£1495	MR7 currently 8.24% Variable	7.4% APRC	T90630
75%	6.04%	£0	MR7 currently 8.24% Variable	7.5% APRC	T90631
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	T90632

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Large Porfolio: Buy to Let

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	3.84%	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	Q20915
75%	4.97%	£1495	MR7 currently 8.24% Variable	7.9% APRC	Q20916
75%	5.39%	£0	MR7 currently 8.24% Variable	7.9% APRC	Q20917
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	Q20918
80%	5.99%	£0	MR8 currently 8.24% Variable	8.1% APRC	Q20919
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	Q20920

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<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Large Porfolio: Buy to Let

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.62%	3% of Loan Amount	MR7 currently 8.24% Variable	7.2% APRC	Q90944
75%	5.04%	£1495	MR7 currently 8.24% Variable	7.1% APRC	Q90945
75%	5.20%	£0	MR7 currently 8.24% Variable	7.1% APRC	Q90946
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	Q90947
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	Q90948
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	Q90949

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Large Portfolio: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.64%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APCR	TQ2243
75%	5.69%	£1495	MR7 currently 8.24% Variable	8.1% APCR	TQ2244
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APCR	TQ2245
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APCR	TQ2246

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Large Portfolio: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.24%	3% of Loan Amount	MR7 currently 8.24% Variable	7.5% APRC	TQ9248
75%	5.69%	£1495	MR7 currently 8.24% Variable	7.4% APRC	TQ9249
75%	6.04%	£0	MR7 currently 8.24% Variable	7.5% APRC	TQ9250
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	TQ9251

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Limited Company: Buy to Let

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.59%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	W20939
75%	5.29%	£3995	MR7 currently 8.24% Variable	8.1% APRC	W20940
75%	5.59%	£1495	MR7 currently 8.24% Variable	8.1% APRC	W20941
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	W20942
80%	5.54%	2% of Loan Amount	MR8 currently 8.24% Variable	8.2% APRC	W20943
80%	6.49%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20944
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20945

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Limited Company: Buy to Let

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
70%	4.59%	5% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91305
70%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91306
70%	5.34%	£3995	MR7 currently 8.24% Variable	7.4% APRC	W91307
70%	5.44%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91308
70%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91309
75%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91310
75%	5.34%	£3995	MR7 currently 8.24% Variable	7.4% APRC	W91311
75%	5.44%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91312
75%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91313
80%	5.74%	2% of Loan Amount	MR8 currently 8.24% Variable	7.6% APRC	W91314
80%	6.19%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91315
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91316

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>		

# Limited Company: Buy to Let

## 2 Year Tracker | Benefit: <sup>1</sup>Switch to Fix

ERC: 0.75% until 30/06/2027, 0.5% until 30/06/2028

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	3.99% (BBR 0.24% until 30/06/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	W70074

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<a href="#">Portfolio Size (0-10 properties)</a>	<a href="#">Portfolio Size (10+ properties)</a>		<a href="#">Limited Company</a>		<a href="#">Prime Residential</a>	<a href="#">Legacy Residential</a>	<a href="#">Additional Information</a>
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>		

# Limited Company: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.64%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	WT2278
75%	5.69%	£1495	MR7 currently 8.24% Variable	8.1% APRC	WT2279
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APRC	WT2280
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APRC	WT2281

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £2,000,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<a href="#">Portfolio Size (0-10 properties)</a>	<a href="#">Portfolio Size (10+ properties)</a>		<a href="#">Limited Company</a>		<a href="#">Prime Residential</a>	<a href="#">Legacy Residential</a>	<a href="#">Additional Information</a>
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>		

# Limited Company: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.24%	3% of Loan Amount	MR7 currently 8.24% Variable	7.5% APRC	WT9283
75%	5.69%	£1495	MR7 currently 8.24% Variable	7.4% APRC	WT9284
75%	6.04%	£0	MR7 currently 8.24% Variable	7.5% APRC	WT9285
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	WT9286

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You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<b>Prime Residential</b>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Prime Residential

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.64%	£0	MR5 currently 6.49% Variable	6.3% APRC	A20615
75%	4.73%	£0	MR5 currently 6.49% Variable	6.3% APRC	A20616
90%	5.20%	£0	MR5 currently 6.49% Variable	6.4% APRC	A20617
None	5.60%	£0	MR5 currently 6.49% Variable	6.5% APRC	A20618

Available to Customers whose product code begins with letters: A. Please Contact us on 03456 06 40 60 if you need further information

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,Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,000,000

You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<b>Prime Residential</b>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Prime Residential

## 5 Year Fixed

ERC: 5% until 30/06/2027\*, then 4% until 30/06/2028\*, then 3% until 30/06/2029\*, then 2% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.65%	£0	MR5 currently 6.49% Variable	5.9% APRC	A99315
75%	4.75%	£0	MR5 currently 6.49% Variable	5.9% APRC	A99316
90%	4.90%	£0	MR5 currently 6.49% Variable	6.0% APRC	A99317
None	5.40%	£0	MR5 currently 6.49% Variable	6.2% APRC	A99318

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You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<b>Prime Residential</b>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Prime Residential

## 2 Year Tracker | Benefit: <sup>1</sup>Switch to Fix

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07434
75%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07435
90%	4.82% (BBR 1.07% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07436
None	4.95% (BBR 1.20% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07437

Available to Customers whose product code begins with letters: A. Please Contact us on 03456 06 40 60 if you need further information

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,Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,000,000

You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Legacy Residential

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.64%	£0	MR2 currently 6.49% Variable	6.3% APRC	J02787
75%	4.73%	£0	MR2 currently 6.49% Variable	6.3% APRC	J02788
90%	5.20%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02789
None	5.60%	£0	MR2 currently 6.49% Variable	6.5% APRC	J02790

Available to Customers whose product code begins with letters: FS, P, PC, E, F, G, H, L, M, N, NP, S, SC, SE SH, SL, SM, SN or SP. Please Contact us on 03456 06 40 60 if you need further information

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

,Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,000,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<b>Legacy Residential</b>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Legacy Residential

## 5 Year Fixed

ERC: 5% until 30/06/2027\*, then 4% until 30/06/2028\*, then 3% until 30/06/2029\*, then 2% until 30/06/2030\*, then 1% until 30/06/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.65%	£0	MR2 currently 6.49% Variable	5.9% APRC	J19754
75%	4.75%	£0	MR2 currently 6.49% Variable	5.9% APRC	J19755
90%	4.90%	£0	MR2 currently 6.49% Variable	6.0% APRC	J19756
None	5.40%	£0	MR2 currently 6.49% Variable	6.2% APRC	J19757

Available to Customers whose product code begins with letters: FS, P, PC, E, F, G, H, L, M, N, NP, S, SC, SE SH, SL, SM, SN or SP. Please Contact us on 03456 06 40 60 if you need further information

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Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,000,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Legacy Residential

## 2 Year Tracker | Benefit: <sup>1</sup>Switch to Fix

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07159
75%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07160
90%	4.82% (BBR 1.07% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07161
None	4.95% (BBR 1.20% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07162

Available to Customers whose product code begins with letters: FS, P, PC, E, F, G, H, L, M, N, NP, S, SC, SE SH, SL, SM, SN or SP. Please Contact us on 03456 06 40 60 if you need further information

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You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Legacy Residential

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
None	6.49%	£0	MR2 currently 6.49% Variable	6.7% APCR	J08015

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<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<u>Prime Residential</u>	<u>Legacy Residential</u>	<u>Additional Information</u>
<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Additional information

Buy to let, Legacy Residential & Residential

- If a mortgage product with TMW is either approaching maturity, has matured or has a Switch to Fix facility, it may be possible to switch to another mortgage product, subject to eligibility criteria.
- Eligibility for this range of products is subject to no current mortgage arrears. Customers subject to a Bankruptcy Order or Individual Voluntary Arrangement (IVA) are not eligible to complete a product switch until their bankruptcy or IVA is discharged and the trustee has confirmed they no longer hold an interest in the mortgage.
- Product switches are subject to an automated valuation. This will be used to determine the current loan to value for the purposes of product selection. Results are based on the valuation of other properties in the same area and of a similar description and size.
- Please note, if switching Legacy Residential products, we will offer a product on the same basis as the original application.

**The Mortgage Works (UK) plc** (Company No.2222856) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. Most buy to let mortgages are not regulated by the Financial Conduct Authority. You can confirm our registration on the FCA's website ([www.fca.org.uk](http://www.fca.org.uk)).

**The Mortgage Works (UK) plc** also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No. 305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon, SN38 1NW and are authorised and regulated by the FCA.

All information correct at time of publication. The Company reserves the right to withdraw any of the products at any time or to change or vary the actual rate quoted. The Mortgage Works reserves the right to change Bank of England Base Rate (BBR) tracked products within 60 days of a Bank of England rate change.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

This guide is to be read in conjunction with the Lending Criteria | Telephone: 0345 600 31 31

The Mortgage Works (UK) plc. is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. Most buy to let mortgages are not regulated by the FCA. You can confirm our registration on the FCA's website [fca.org.uk](http://fca.org.uk). Registered Office: Nationwide House, Pipers Way, Swindon, SN38 1NW. Registered in England. Company Registration Number 2222856.

# Need support?

Please don't hesitate to contact our dedicated expert team.

**Phone:** 0345 605 40 60

Monday to Friday, 8am to 6pm

Saturday, 9am to 2pm

[themortgageworks.co.uk](https://themortgageworks.co.uk)

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