

# Product switch rate guide

For existing The Mortgage Works customers switching products



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 31/08/2026\*, then 1% until 31/08/2027\*

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%	2.99%	3% of Loan Amount	MR6 currently 8.24% Variable	7.8% APCR	B27027
55%	3.82%	£3995	MR6 currently 8.24% Variable	7.7% APCR	B26985
55%	4.12%	£1495	MR6 currently 8.24% Variable	7.8% APCR	B27028
55%	4.60%	£0	MR6 currently 8.24% Variable	7.7% APCR	B26987
65%	2.99%	3% of Loan Amount	MR6 currently 8.24% Variable	7.8% APCR	B27029
65%	3.82%	£3995	MR6 currently 8.24% Variable	7.7% APCR	B26989
65%	4.12%	£1495	MR6 currently 8.24% Variable	7.8% APCR	B27030
65%	4.60%	£0	MR6 currently 8.24% Variable	7.7% APCR	B26991
75%	3.14%	3% of Loan Amount	MR7 currently 8.74% Variable	8.2% APCR	B27031
75%	3.89%	£3995	MR7 currently 8.74% Variable	8.2% APCR	B27032
75%	4.24%	£1495	MR7 currently 8.74% Variable	8.2% APCR	B27033
75%	4.66%	£0	MR7 currently 8.74% Variable	8.2% APCR	B27034
80%	4.69%	2% of Loan Amount	MR8 currently 8.74% Variable	8.5% APCR	B27035
80%	5.79%	£0	MR8 currently 8.74% Variable	8.5% APCR	B27036
None	5.99%	£0	MR8 currently 8.74% Variable	8.5% APCR	B27037

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 £1,500,000

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 31/08/2026\*, then 2% until 31/08/2027\*, then 1% until 31/08/2028\*,

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%	3.49%	3% of Loan Amount	MR6 currently 8.24% Variable	7.4% APRC	B30439
65%	4.12%	£1495	MR6 currently 8.24% Variable	7.4% APRC	B30445
65%	4.54%	£0	MR6 currently 8.24% Variable	7.4% APRC	B30441
75%	3.69%	3% of Loan Amount	MR7 currently 8.74% Variable	7.8% APRC	B30442
75%	4.24%	£1495	MR7 currently 8.74% Variable	7.8% APRC	B30446
75%	4.62%	£0	MR7 currently 8.74% Variable	7.8% APRC	B30447

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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 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	3.75%	3% of Loan Amount	MR6 currently 8.24% Variable	6.8% APRC	B94179
55%	4.09%	£3995	MR6 currently 8.24% Variable	6.8% APRC	B94180
55%	4.12%	£1495	MR6 currently 8.24% Variable	6.7% APRC	B94225
55%	4.30%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94226
65%	3.75%	3% of Loan Amount	MR6 currently 8.24% Variable	6.8% APRC	B94183
65%	4.09%	£3995	MR6 currently 8.24% Variable	6.8% APRC	B94184
65%	4.12%	£1495	MR6 currently 8.24% Variable	6.8% APRC	B94227
65%	4.30%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94228
75%	3.84%	3% of Loan Amount	MR7 currently 8.74% Variable	7.2% APRC	B94229
75%	4.14%	£3995	MR7 currently 8.74% Variable	7.2% APRC	B94230
75%	4.21%	£1495	MR7 currently 8.74% Variable	7.1% APRC	B94231
75%	4.52%	£0	MR7 currently 8.74% Variable	7.1% APRC	B94232
80%	4.99%	2% of Loan Amount	MR8 currently 8.74% Variable	7.5% APRC	B94191
80%	5.29%	£0	MR8 currently 8.74% Variable	7.5% APRC	B94233
None	5.49%	£0	MR8 currently 8.74% Variable	7.5% APRC	B94193

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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 31/08/2026, 0.5% until 31/08/2027

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%	4.29% (BBR 0.04% until 31/08/2027)	3% of Loan Amount	MR6 currently 8.24% Variable	8.0% APRC	B71107
65%	5.14% (BBR 0.89% until 31/08/2027)	£1495	MR6 currently 8.24% Variable	7.9% APRC	B71108
65%	5.54% (BBR 1.29% until 31/08/2027)	£0	MR6 currently 8.24% Variable	8.0% APRC	B71109
75%	4.39% (BBR 0.14% until 31/08/2027)	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APRC	B71110
75%	5.24% (BBR 0.99% until 31/08/2027)	£1495	MR7 currently 8.74% Variable	8.4% APRC	B71111
75%	5.64% (BBR 1.39% until 31/08/2027)	£0	MR7 currently 8.74% Variable	8.4% APRC	B71112

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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

## 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%	8.24%	£0	MR6 currently 8.24% Variable	8.6% APCR	B08232

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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 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.49%	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APRC	T20439
75%	5.54%	£1495	MR7 currently 8.74% Variable	8.5% APRC	T20440
75%	6.44%	£0	MR7 currently 8.74% Variable	8.6% APRC	T20434
None	6.99%	£0	MR8 currently 8.74% Variable	8.7% APRC	T20435

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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 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.7% APRC	T90571
75%	5.49%	£1495	MR7 currently 8.74% Variable	7.7% APRC	T90572
75%	5.69%	£0	MR7 currently 8.74% Variable	7.7% APRC	T90573
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	T90567

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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			

# Large Porfolio: Buy to Let

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	3.44%	3% of Loan Amount	MR7 currently 8.74% Variable	8.3% APRC	Q20807
75%	4.44%	£1495	MR7 currently 8.74% Variable	8.3% APRC	Q20808
75%	5.19%	£0	MR7 currently 8.74% Variable	8.3% APRC	Q20809
80%	4.99%	2% of Loan Amount	MR8 currently 8.74% Variable	8.5% APRC	Q20799
80%	5.99%	£0	MR8 currently 8.74% Variable	8.5% APRC	Q20800
None	5.99%	£0	MR8 currently 8.74% Variable	8.5% APRC	Q20810

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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			

# Large Porfolio: Buy to Let

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	3% of Loan Amount	MR7 currently 8.74% Variable	7.2% APCR	Q90832
75%	4.44%	£1495	MR7 currently 8.74% Variable	7.2% APCR	Q90833
75%	4.84%	£0	MR7 currently 8.74% Variable	7.3% APCR	Q90834
80%	4.99%	2% of Loan Amount	MR8 currently 8.74% Variable	7.5% APCR	Q90823
80%	5.39%	£0	MR8 currently 8.74% Variable	7.5% APCR	Q90824
None	5.49%	£0	MR8 currently 8.74% Variable	7.5% APCR	Q90825

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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			

# Large Portfolio: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.49%	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APRC	TQ2194
75%	5.54%	£1495	MR7 currently 8.74% Variable	8.5% APRC	TQ2195
75%	6.44%	£0	MR7 currently 8.74% Variable	8.6% APRC	TQ2191
None	6.99%	£0	MR8 currently 8.74% Variable	8.7% APRC	TQ2192

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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			

# Large Portfolio: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.7% APRC	TQ9203
75%	5.49%	£1495	MR7 currently 8.74% Variable	7.7% APRC	TQ9204
75%	5.69%	£0	MR7 currently 8.74% Variable	7.7% APRC	TQ9205
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	TQ9201

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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			

# Limited Company: Buy to Let

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.14%	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APRC	W20801
75%	4.99%	£3995	MR7 currently 8.74% Variable	8.4% APRC	W20802
75%	5.34%	£1495	MR7 currently 8.74% Variable	8.4% APRC	W20803
75%	5.79%	£0	MR7 currently 8.74% Variable	8.5% APRC	W20804
80%	5.74%	2% of Loan Amount	MR8 currently 8.74% Variable	8.7% APRC	W20793
80%	6.44%	£0	MR8 currently 8.74% Variable	8.6% APRC	W20805
None	6.89%	£0	MR8 currently 8.74% Variable	8.7% APRC	W20795

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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			

# Limited Company: Buy to Let

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.34%	5% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91021
70%	4.79%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91022
70%	4.99%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W91023
70%	5.19%	£1495	MR7 currently 8.74% Variable	7.5% APRC	W91024
70%	5.39%	£0	MR7 currently 8.74% Variable	7.5% APRC	W91025
75%	4.79%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91026
75%	4.99%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W91027
75%	5.19%	£1495	MR7 currently 8.74% Variable	7.6% APRC	W91028
75%	5.44%	£0	MR7 currently 8.74% Variable	7.6% APRC	W91029
80%	5.49%	2% of Loan Amount	MR8 currently 8.74% Variable	7.8% APRC	W91006
80%	5.89%	£0	MR8 currently 8.74% Variable	7.7% APRC	W91007
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	W91008

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

# Limited Company: Buy to Let

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

ERC: 0.75% until 31/08/2026, 0.5% until 31/08/2027

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% (BBR 0.99% until 31/08/2027)	3% of Loan Amount	MR7 currently 8.74% Variable	8.7% APRC	W70056

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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			

# Limited Company: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.49%	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APCR	WT2212
75%	5.54%	£1495	MR7 currently 8.74% Variable	8.5% APCR	WT2213
75%	6.44%	£0	MR7 currently 8.74% Variable	8.7% APCR	WT2214
None	6.99%	£0	MR8 currently 8.74% Variable	8.7% APCR	WT2210

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

# Limited Company: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.7% APCR	WT9225
75%	5.49%	£1495	MR7 currently 8.74% Variable	7.7% APCR	WT9226
75%	5.69%	£0	MR7 currently 8.74% Variable	7.7% APCR	WT9227
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APCR	WT9223

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 £1,500,000

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			

# Prime Residential

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.29%	£0	MR5 currently 6.99% Variable	6.7% APRC	A20523
75%	4.54%	£0	MR5 currently 6.99% Variable	6.7% APRC	A20524
90%	5.19%	£0	MR5 currently 6.99% Variable	6.9% APRC	A20525
None	5.54%	£0	MR5 currently 6.99% Variable	6.9% APRC	A20526

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.

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			

# Prime Residential

## 5 Year Fixed

ERC: 5% until 31/08/2026\*, then 4% until 31/08/2027\*, then 3% until 31/08/2028\*, then 2% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.09%	£0	MR5 currently 6.99% Variable	5.9% APRC	A99222
75%	4.18%	£0	MR5 currently 6.99% Variable	5.9% APRC	A99223
90%	4.72%	£0	MR5 currently 6.99% Variable	6.2% APRC	A99224
None	5.29%	£0	MR5 currently 6.99% Variable	6.5% APRC	A99225

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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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.

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			

# 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%	5.14% (BBR 0.89% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.8% APCR	A07374
75%	5.14% (BBR 0.89% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.8% APCR	A07375
90%	5.32% (BBR 1.07% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.9% APCR	A07376
None	5.45% (BBR 1.20% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.9% APCR	A07377

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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.

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			

# Legacy Residential

## 2 Year Fixed

ERC: 2% until 31/08/2026\*, then 1% until 31/08/2027\*

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%	4.29%	£0	MR2 currently 6.99% Variable	6.7% APCR	J02697
75%	4.54%	£0	MR2 currently 6.99% Variable	6.7% APCR	J02698
90%	5.19%	£0	MR2 currently 6.99% Variable	6.9% APCR	J02699
None	5.54%	£0	MR2 currently 6.99% Variable	6.9% APCR	J02700

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.

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			

# Legacy Residential

## 5 Year Fixed

ERC: 5% until 31/08/2026\*, then 4% until 31/08/2027\*, then 3% until 31/08/2028\*, then 2% until 31/08/2029\*, then 1% until 31/08/2030\*

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%	4.09%	£0	MR2 currently 6.99% Variable	5.9% APCR	J19664
75%	4.18%	£0	MR2 currently 6.99% Variable	5.9% APCR	J19665
90%	4.72%	£0	MR2 currently 6.99% Variable	6.2% APCR	J19666
None	5.29%	£0	MR2 currently 6.99% Variable	6.5% APCR	J19667

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.

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			

# 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%	5.14% (BBR 0.89% until 31/08/2027)	£0	MR2 currently 6.99% Variable	6.8% APRC	J07099
75%	5.14% (BBR 0.89% until 31/08/2027)	£0	MR2 currently 6.99% Variable	6.8% APRC	J07100
90%	5.32% (BBR 1.07% until 31/08/2027)	£0	MR2 currently 6.99% Variable	6.9% APRC	J07101
None	5.45% (BBR 1.20% until 31/08/2027)	£0	MR2 currently 6.99% Variable	6.9% APRC	J07102

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.  
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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.



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			

# 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	6.99%	£0	MR2 currently 6.99% Variable	7.3% APRC	J08015

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.

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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.

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			

# 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

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# 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)

The  
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