

Product switch rate guide

For existing The Mortgage Works customers switching products



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			

Contents

- **BTL** 3 to 7
- **HMO** 8 to 9
- **Large Portfolio** (Over 10 properties at completion) 10 to 13
 - BTL 10 to 11
 - HMO 12 to 13
- **Limited Company** 14 to 18
 - BTL 14 to 16
 - HMO 17 to 18
- **Residential & Legacy** 19 to 25
 - Residential 19 to 21
 - Legacy 22 to 25
- **Additional Information** 26+

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%	3.14%	3% of Loan Amount	MR6 currently 8.24% Variable	7.7% APRC	B26984
55%	3.82%	£3995	MR6 currently 8.24% Variable	7.7% APRC	B26985
55%	4.18%	£1495	MR6 currently 8.24% Variable	7.7% APRC	B26986
55%	4.60%	£0	MR6 currently 8.24% Variable	7.7% APRC	B26987
65%	3.14%	3% of Loan Amount	MR6 currently 8.24% Variable	7.7% APRC	B26988
65%	3.82%	£3995	MR6 currently 8.24% Variable	7.7% APRC	B26989
65%	4.18%	£1495	MR6 currently 8.24% Variable	7.7% APRC	B26990
65%	4.60%	£0	MR6 currently 8.24% Variable	7.7% APRC	B26991
75%	3.29%	3% of Loan Amount	MR7 currently 8.74% Variable	8.2% APRC	B26992
75%	3.92%	£3995	MR7 currently 8.74% Variable	8.1% APRC	B26993
75%	4.39%	£1495	MR7 currently 8.74% Variable	8.2% APRC	B26994
75%	4.79%	£0	MR7 currently 8.74% Variable	8.2% APRC	B26995
80%	4.89%	2% of Loan Amount	MR8 currently 8.74% Variable	8.5% APRC	B26996
80%	5.89%	£0	MR8 currently 8.74% Variable	8.5% APRC	B26997
None	6.14%	£0	MR8 currently 8.74% Variable	8.5% APRC	B26998

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.

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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%	4.18%	£1495	MR6 currently 8.24% Variable	7.3% APRC	B30440
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%	4.39%	£1495	MR7 currently 8.74% Variable	7.8% APRC	B30443
75%	4.69%	£0	MR7 currently 8.74% Variable	7.8% APRC	B30444

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Buy to Let	HMO	Buy to Let	HMO	Buy to Let			

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%	4.17%	£1495	MR6 currently 8.24% Variable	6.7% APRC	B94181
55%	4.43%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94182
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%	4.17%	£1495	MR6 currently 8.24% Variable	6.7% APRC	B94185
65%	4.43%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94186
75%	3.89%	3% of Loan Amount	MR7 currently 8.74% Variable	7.1% APRC	B94187
75%	4.27%	£3995	MR7 currently 8.74% Variable	7.2% APRC	B94188
75%	4.34%	£1495	MR7 currently 8.74% Variable	7.1% APRC	B94189
75%	4.59%	£0	MR7 currently 8.74% Variable	7.1% APRC	B94190
80%	4.99%	2% of Loan Amount	MR8 currently 8.74% Variable	7.5% APRC	B94191
80%	5.34%	£0	MR8 currently 8.74% Variable	7.5% APRC	B94192
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: ¹Switch 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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<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%	8.24%	£0	MR6 currently 8.24% Variable	8.6% APRC	B08232

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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%	4.79%	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	T20432
75%	5.89%	£1495	MR7 currently 8.74% Variable	8.5% APRC	T20433
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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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%	5.29%	3% of Loan Amount	MR7 currently 8.74% Variable	7.8% APRC	T90564
75%	5.59%	£1495	MR7 currently 8.74% Variable	7.7% APRC	T90565
75%	5.89%	£0	MR7 currently 8.74% Variable	7.7% APRC	T90566
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	T90567

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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 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%	3.79%	3% of Loan Amount	MR7 currently 8.74% Variable	8.3% APRC	Q20796
75%	4.59%	£1495	MR7 currently 8.74% Variable	8.2% APRC	Q20797
75%	5.54%	£0	MR7 currently 8.74% Variable	8.4% APRC	Q20798
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	6.19%	£0	MR8 currently 8.74% Variable	8.5% APRC	Q20801

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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

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%	4.24%	3% of Loan Amount	MR7 currently 8.74% Variable	7.3% APCR	Q90820
75%	4.69%	£1495	MR7 currently 8.74% Variable	7.3% APCR	Q90821
75%	4.94%	£0	MR7 currently 8.74% Variable	7.3% APCR	Q90822
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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<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 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%	4.79%	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	TQ2189
75%	5.89%	£1495	MR7 currently 8.74% Variable	8.6% APRC	TQ2190
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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<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 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%	5.29%	3% of Loan Amount	MR7 currently 8.74% Variable	7.8% APRC	TQ9198
75%	5.59%	£1495	MR7 currently 8.74% Variable	7.7% APRC	TQ9199
75%	5.89%	£0	MR7 currently 8.74% Variable	7.7% APRC	TQ9200
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	TQ9201

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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

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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%	4.44%	3% of Loan Amount	MR7 currently 8.74% Variable	8.5% APRC	W20789
75%	5.09%	£3995	MR7 currently 8.74% Variable	8.4% APRC	W20790
75%	5.49%	£1495	MR7 currently 8.74% Variable	8.4% APRC	W20791
75%	5.94%	£0	MR7 currently 8.74% Variable	8.5% APRC	W20792
80%	5.74%	2% of Loan Amount	MR8 currently 8.74% Variable	8.7% APRC	W20793
80%	6.79%	£0	MR8 currently 8.74% Variable	8.7% APRC	W20794
None	6.89%	£0	MR8 currently 8.74% Variable	8.7% APRC	W20795

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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%	4.44%	5% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W90997
70%	4.89%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W90998
70%	5.04%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W90999
70%	5.29%	£1495	MR7 currently 8.74% Variable	7.5% APRC	W91000
70%	5.54%	£0	MR7 currently 8.74% Variable	7.6% APRC	W91001
75%	4.89%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91002
75%	5.04%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W91003
75%	5.29%	£1495	MR7 currently 8.74% Variable	7.5% APRC	W91004
75%	5.59%	£0	MR7 currently 8.74% Variable	7.6% APRC	W91005
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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Limited Company: Buy to Let

2 Year Tracker | Benefit: ¹Switch 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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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%	4.79%	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	WT2207
75%	5.89%	£1495	MR7 currently 8.74% Variable	8.6% APRC	WT2208
75%	6.69%	£0	MR7 currently 8.74% Variable	8.7% APRC	WT2209
None	6.99%	£0	MR8 currently 8.74% Variable	8.7% APRC	WT2210

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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 £1,500,000

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	

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%	5.29%	3% of Loan Amount	MR7 currently 8.74% Variable	7.8% APRC	WT9220
75%	5.59%	£1495	MR7 currently 8.74% Variable	7.7% APRC	WT9221
75%	5.89%	£0	MR7 currently 8.74% Variable	7.7% APRC	WT9222
None	5.99%	£0	MR8 currently 8.74% Variable	7.8% APRC	WT9223

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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			

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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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>		Prime Residential	<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 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

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<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		Prime Residential	<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: ¹Switch 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% APRC	A07374
75%	5.14% (BBR 0.89% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.8% APRC	A07375
90%	5.32% (BBR 1.07% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.9% APRC	A07376
None	5.45% (BBR 1.20% until 31/08/2027)	£0	MR5 currently 6.99% Variable	6.9% APRC	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.

<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 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% APRC	J02697
75%	4.54%	£0	MR2 currently 6.99% Variable	6.7% APRC	J02698
90%	5.19%	£0	MR2 currently 6.99% Variable	6.9% APRC	J02699
None	5.54%	£0	MR2 currently 6.99% Variable	6.9% APRC	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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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% APRC	J19664
75%	4.18%	£0	MR2 currently 6.99% Variable	5.9% APRC	J19665
90%	4.72%	£0	MR2 currently 6.99% Variable	6.2% APRC	J19666
None	5.29%	£0	MR2 currently 6.99% Variable	6.5% APRC	J19667

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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

2 Year Tracker | Benefit: ¹Switch 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

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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	6.99%	£0	MR2 currently 6.99% Variable	7.3% APRC	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).

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

The
mortgage
works