

# Product switch rate guide

For existing The Mortgage Works customers switching products  
Effective from 18/03/2026



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 30/04/2027\*, then 1% until 30/04/2028\*

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%	3.24%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27445
55%	4.01%	£3995	MR6 currently 7.74% Variable	7.5% APRC	B27446
55%	4.29%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27447
55%	4.74%	£0	MR6 currently 7.74% Variable	7.4% APRC	B27448
65%	3.24%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27449
65%	4.01%	£3995	MR6 currently 7.74% Variable	7.5% APRC	B27450
65%	4.29%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27451
65%	4.74%	£0	MR6 currently 7.74% Variable	7.4% APRC	B27452
75%	3.25%	3% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	B27453
75%	4.04%	£3995	MR7 currently 8.24% Variable	7.9% APRC	B27454
75%	4.39%	£1495	MR7 currently 8.24% Variable	7.8% APRC	B27455
75%	4.80%	£0	MR7 currently 8.24% Variable	7.8% APRC	B27456
80%	4.69%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	B27457
80%	5.59%	£0	MR8 currently 8.24% Variable	8.0% APRC	B27458
None	5.84%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27459

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%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.1% APRC	B30499
65%	4.34%	£1495	MR6 currently 7.74% Variable	7.1% APRC	B30500
65%	4.64%	£0	MR6 currently 7.74% Variable	7.1% APRC	B30501
75%	3.74%	3% of Loan Amount	MR7 currently 8.24% Variable	7.5% APRC	B30502
75%	4.49%	£1495	MR7 currently 8.24% Variable	7.5% APRC	B30503
75%	4.79%	£0	MR7 currently 8.24% Variable	7.5% APRC	B30504

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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 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.05%	3% of Loan Amount	MR6 currently 7.74% Variable	6.7% APRC	B94665
55%	4.39%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94666
55%	4.54%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94667
55%	4.59%	£0	MR6 currently 7.74% Variable	6.6% APRC	B94668
65%	4.05%	3% of Loan Amount	MR6 currently 7.74% Variable	6.7% APRC	B94669
65%	4.39%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94670
65%	4.54%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94671
65%	4.59%	£0	MR6 currently 7.74% Variable	6.6% APRC	B94672
75%	4.09%	3% of Loan Amount	MR7 currently 8.24% Variable	7.0% APRC	B94673
75%	4.44%	£3995	MR7 currently 8.24% Variable	7.0% APRC	B94674
75%	4.59%	£1495	MR7 currently 8.24% Variable	6.9% APRC	B94675
75%	4.74%	£0	MR7 currently 8.24% Variable	6.9% APRC	B94676
80%	4.94%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	B94677
80%	5.39%	£0	MR8 currently 8.24% Variable	7.2% APRC	B94678
None	5.49%	£0	MR8 currently 8.24% Variable	7.3% APRC	B94679

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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 30/04/2027, 0.5% until 30/04/2028

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 30/04/2028)	£1495	MR6 currently 7.74% Variable	7.3% APRC	B71149
65%	4.74% (BBR 0.99% until 30/04/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71150
75%	4.34% (BBR 0.59% until 30/04/2028)	£1495	MR7 currently 8.24% Variable	7.8% APRC	B71151
75%	4.84% (BBR 1.09% until 30/04/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71152

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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 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.29%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	T20498
75%	5.34%	£1495	MR7 currently 8.24% Variable	8.0% APRC	T20499
75%	6.14%	£0	MR7 currently 8.24% Variable	8.1% APRC	T20500
None	6.34%	£0	MR8 currently 8.24% Variable	8.2% APRC	T20501

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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 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	T90622
75%	5.44%	£1495	MR7 currently 8.24% Variable	7.4% APRC	T90623
75%	5.79%	£0	MR7 currently 8.24% Variable	7.4% APRC	T90624
None	5.99%	£0	MR8 currently 8.24% Variable	7.5% APRC	T90625

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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 30/04/2027\*, then 1% until 30/04/2028\*

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%	3.49%	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	Q20904
75%	4.62%	£1495	MR7 currently 8.24% Variable	7.9% APRC	Q20905
75%	5.04%	£0	MR7 currently 8.24% Variable	7.9% APRC	Q20906
80%	4.84%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	Q20907
80%	5.64%	£0	MR8 currently 8.24% Variable	8.0% APRC	Q20908
None	5.84%	£0	MR8 currently 8.24% Variable	8.1% APRC	Q20909

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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 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.37%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	Q90932
75%	4.79%	£1495	MR7 currently 8.24% Variable	7.1% APRC	Q90933
75%	4.95%	£0	MR7 currently 8.24% Variable	7.0% APRC	Q90934
80%	4.94%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	Q90935
80%	5.39%	£0	MR8 currently 8.24% Variable	7.2% APRC	Q90936
None	5.49%	£0	MR8 currently 8.24% Variable	7.3% APRC	Q90937

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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 Portfolio: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.29%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APCR	TQ2238
75%	5.34%	£1495	MR7 currently 8.24% Variable	8.1% APCR	TQ2239
75%	6.14%	£0	MR7 currently 8.24% Variable	8.1% APCR	TQ2240
None	6.34%	£0	MR8 currently 8.24% Variable	8.2% APCR	TQ2241

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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 Portfolio: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	TQ9243
75%	5.44%	£1495	MR7 currently 8.24% Variable	7.4% APRC	TQ9244
75%	5.79%	£0	MR7 currently 8.24% Variable	7.4% APRC	TQ9245
None	5.99%	£0	MR8 currently 8.24% Variable	7.5% APRC	TQ9246

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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: Buy to Let

## 2 Year Fixed

ERC: 2% until 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.24%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	W20925
75%	4.94%	£3995	MR7 currently 8.24% Variable	8.1% APRC	W20926
75%	5.24%	£1495	MR7 currently 8.24% Variable	8.0% APRC	W20927
75%	5.64%	£0	MR7 currently 8.24% Variable	8.0% APRC	W20928
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	8.2% APRC	W20929
80%	6.14%	£0	MR8 currently 8.24% Variable	8.1% APRC	W20930
None	6.34%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20931

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<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: Buy to Let

## 5 Year Fixed

ERC: 5% until 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.34%	5% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	W91277
70%	4.79%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	W91278
70%	5.09%	£3995	MR7 currently 8.24% Variable	7.3% APRC	W91279
70%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	W91280
70%	5.39%	£0	MR7 currently 8.24% Variable	7.2% APRC	W91281
75%	4.79%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	W91282
75%	5.09%	£3995	MR7 currently 8.24% Variable	7.3% APRC	W91283
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	W91284
75%	5.39%	£0	MR7 currently 8.24% Variable	7.2% APRC	W91285
80%	5.49%	2% of Loan Amount	MR8 currently 8.24% Variable	7.5% APRC	W91286
80%	5.94%	£0	MR8 currently 8.24% Variable	7.5% APRC	W91287
None	5.99%	£0	MR8 currently 8.24% Variable	7.5% APRC	W91288

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<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: Buy to Let

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

ERC: 0.75% until 30/04/2027, 0.5% until 30/04/2028

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 30/04/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	W70072

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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.

<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 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.29%	3% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	WT2271
75%	5.34%	£1495	MR7 currently 8.24% Variable	8.1% APRC	WT2272
75%	6.14%	£0	MR7 currently 8.24% Variable	8.1% APRC	WT2273
None	6.34%	£0	MR8 currently 8.24% Variable	8.2% APRC	WT2274

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 30/04/2028\*, then 4% until 30/04/2029\*, then 3% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.99%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	WT9276
75%	5.44%	£1495	MR7 currently 8.24% Variable	7.4% APRC	WT9277
75%	5.79%	£0	MR7 currently 8.24% Variable	7.4% APRC	WT9278
None	5.99%	£0	MR8 currently 8.24% Variable	7.5% APRC	WT9279

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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.

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

# Prime Residential

## 2 Year Fixed

ERC: 2% until 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.39%	£0	MR5 currently 6.49% Variable	6.3% APRC	A20603
75%	4.48%	£0	MR5 currently 6.49% Variable	6.3% APRC	A20604
90%	5.00%	£0	MR5 currently 6.49% Variable	6.4% APRC	A20605
None	5.40%	£0	MR5 currently 6.49% Variable	6.5% APRC	A20606

Available to Customers whose product code begins with letters: A. 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 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.

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

# Prime Residential

## 5 Year Fixed

ERC: 5% until 30/04/2027\*, then 4% until 30/04/2028\*, then 3% until 30/04/2029\*, then 2% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.40%	£0	MR5 currently 6.49% Variable	5.8% APRC	A99303
75%	4.50%	£0	MR5 currently 6.49% Variable	5.8% APRC	A99304
90%	4.70%	£0	MR5 currently 6.49% Variable	5.9% APRC	A99305
None	5.20%	£0	MR5 currently 6.49% Variable	6.1% APRC	A99306

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	Legacy Residential	Additional Information
<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 30/04/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07422
75%	4.64% (BBR 0.89% until 30/04/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07423
90%	4.82% (BBR 1.07% until 30/04/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07424
None	4.95% (BBR 1.20% until 30/04/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07425

Available to Customers whose product code begins with letters: A. 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.

<sup>1</sup>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 30/04/2027\*, then 1% until 30/04/2028\*

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%	4.39%	£0	MR2 currently 6.49% Variable	6.3% APRC	J02775
75%	4.48%	£0	MR2 currently 6.49% Variable	6.3% APRC	J02776
90%	5.00%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02777
None	5.40%	£0	MR2 currently 6.49% Variable	6.5% APRC	J02778

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>	<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

## 5 Year Fixed

ERC: 5% until 30/04/2027\*, then 4% until 30/04/2028\*, then 3% until 30/04/2029\*, then 2% until 30/04/2030\*, then 1% until 30/04/2031\*

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%	4.40%	£0	MR2 currently 6.49% Variable	5.8% APRC	J19742
75%	4.50%	£0	MR2 currently 6.49% Variable	5.8% APRC	J19743
90%	4.70%	£0	MR2 currently 6.49% Variable	5.9% APRC	J19744
None	5.20%	£0	MR2 currently 6.49% Variable	6.1% APRC	J19745

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 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07147
75%	4.64% (BBR 0.89% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07148
90%	4.82% (BBR 1.07% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07149
None	4.95% (BBR 1.20% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07150

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.

<sup>1</sup>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

## 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% 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

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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>			

# 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)

The mortgage works logo consists of the text 'The mortgage works' in a white, sans-serif font, stacked vertically. To the left of the text is a vertical orange bar.

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