

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			

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 31/10/2026*, then 1% until 31/10/2027*

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%	2.78%	3% of Loan Amount	MR6 currently 7.99% Variable	7.5% APCR	B27057
55%	3.74%	£3995	MR6 currently 7.99% Variable	7.6% APCR	B27058
55%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APCR	B27059
55%	4.54%	£0	MR6 currently 7.99% Variable	7.5% APCR	B27060
65%	2.78%	3% of Loan Amount	MR6 currently 7.99% Variable	7.5% APCR	B27061
65%	3.74%	£3995	MR6 currently 7.99% Variable	7.6% APCR	B27062
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APCR	B27063
65%	4.54%	£0	MR6 currently 7.99% Variable	7.5% APCR	B27064
75%	2.98%	3% of Loan Amount	MR7 currently 8.49% Variable	7.9% APCR	B27065
75%	3.89%	£3995	MR7 currently 8.49% Variable	8.0% APCR	B27066
75%	4.19%	£1495	MR7 currently 8.49% Variable	8.0% APCR	B27067
75%	4.64%	£0	MR7 currently 8.49% Variable	8.0% APCR	B27068
80%	4.49%	2% of Loan Amount	MR8 currently 8.49% Variable	8.2% APCR	B27069
80%	5.59%	£0	MR8 currently 8.49% Variable	8.2% APCR	B27070
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APCR	B27071

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 31/10/2026*, then 2% until 31/10/2027*, then 1% until 31/10/2028*,

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%	3.29%	3% of Loan Amount	MR6 currently 7.99% Variable	7.2% APCR	B30452
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.1% APCR	B30453
65%	4.54%	£0	MR6 currently 7.99% Variable	7.2% APCR	B30454
75%	3.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.6% APCR	B30455
75%	4.19%	£1495	MR7 currently 8.49% Variable	7.6% APCR	B30456
75%	4.62%	£0	MR7 currently 8.49% Variable	7.6% APCR	B30457

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

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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%	3.67%	3% of Loan Amount	MR6 currently 7.99% Variable	6.6% APCR	B94242
55%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APCR	B94243
55%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APCR	B94244
55%	4.30%	£0	MR6 currently 7.99% Variable	6.6% APCR	B94245
65%	3.67%	3% of Loan Amount	MR6 currently 7.99% Variable	6.6% APCR	B94246
65%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APCR	B94247
65%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APCR	B94248
65%	4.30%	£0	MR6 currently 7.99% Variable	6.6% APCR	B94249
75%	3.76%	3% of Loan Amount	MR7 currently 8.49% Variable	6.9% APCR	B94250
75%	4.14%	£3995	MR7 currently 8.49% Variable	7.0% APCR	B94251
75%	4.21%	£1495	MR7 currently 8.49% Variable	6.9% APCR	B94252
75%	4.49%	£0	MR7 currently 8.49% Variable	7.0% APCR	B94253
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APCR	B94254
80%	5.29%	£0	MR8 currently 8.49% Variable	7.3% APCR	B94255
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APCR	B94256

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

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 31/10/2026, 0.5% until 31/10/2027

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%	4.04% (BBR 0.04% until 31/10/2027)	3% of Loan Amount	MR6 currently 7.99% Variable	7.8% APRC	B71119
65%	4.59% (BBR 0.59% until 31/10/2027)	£1495	MR6 currently 7.99% Variable	7.6% APRC	B71120
65%	4.99% (BBR 0.99% until 31/10/2027)	£0	MR6 currently 7.99% Variable	7.7% APRC	B71121
75%	4.14% (BBR 0.14% until 31/10/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.2% APRC	B71122
75%	4.69% (BBR 0.69% until 31/10/2027)	£1495	MR7 currently 8.49% Variable	8.1% APRC	B71123
75%	5.09% (BBR 1.09% until 31/10/2027)	£0	MR7 currently 8.49% Variable	8.1% APRC	B71124

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

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%	7.99%	£0	MR6 currently 7.99% Variable	8.4% APCR	B08232

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			

Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/10/2026*, then 1% until 31/10/2027*

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 8.49% Variable	8.3% APRC	T20441
75%	5.54%	£1495	MR7 currently 8.49% Variable	8.3% APRC	T20442
75%	6.44%	£0	MR7 currently 8.49% Variable	8.4% APRC	T20443
None	6.99%	£0	MR8 currently 8.49% Variable	8.5% APRC	T20444

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			

Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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 8.49% Variable	7.5% APRC	T90574
75%	5.49%	£1495	MR7 currently 8.49% Variable	7.5% APRC	T90575
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	T90576
None	5.99%	£0	MR8 currently 8.49% Variable	7.7% APRC	T90577

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			

Large Porfolio: Buy to Let

2 Year Fixed

ERC: 2% until 31/10/2026*, then 1% until 31/10/2027*

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 8.49% Variable	8.1% APRC	Q20811
75%	4.44%	£1495	MR7 currently 8.49% Variable	8.0% APRC	Q20812
75%	5.19%	£0	MR7 currently 8.49% Variable	8.1% APRC	Q20813
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	8.3% APRC	Q20814
80%	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20815
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20816

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			

Large Porfolio: Buy to Let

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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 8.49% Variable	7.1% APCR	Q90835
75%	4.44%	£1495	MR7 currently 8.49% Variable	7.0% APCR	Q90836
75%	4.84%	£0	MR7 currently 8.49% Variable	7.1% APCR	Q90837
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APCR	Q90838
80%	5.39%	£0	MR8 currently 8.49% Variable	7.4% APCR	Q90839
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APCR	Q90840

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			

Large Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/10/2026*, then 1% until 31/10/2027*

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 8.49% Variable	8.3% APCR	TQ2196
75%	5.54%	£1495	MR7 currently 8.49% Variable	8.3% APCR	TQ2197
75%	6.44%	£0	MR7 currently 8.49% Variable	8.4% APCR	TQ2198
None	6.99%	£0	MR8 currently 8.49% Variable	8.5% APCR	TQ2199

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			

Large Portfolio: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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 8.49% Variable	7.5% APRC	TQ9206
75%	5.49%	£1495	MR7 currently 8.49% Variable	7.5% APRC	TQ9207
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	TQ9208
None	5.99%	£0	MR8 currently 8.49% Variable	7.7% APRC	TQ9209

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			

Limited Company: Buy to Let

2 Year Fixed

ERC: 2% until 31/10/2026*, then 1% until 31/10/2027*

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%	4.04%	3% of Loan Amount	MR7 currently 8.49% Variable	8.2% APRC	W20812
75%	4.79%	£3995	MR7 currently 8.49% Variable	8.3% APRC	W20813
75%	5.14%	£1495	MR7 currently 8.49% Variable	8.2% APRC	W20814
75%	5.79%	£0	MR7 currently 8.49% Variable	8.3% APRC	W20815
80%	5.54%	2% of Loan Amount	MR8 currently 8.49% Variable	8.4% APRC	W20816
80%	6.14%	£0	MR8 currently 8.49% Variable	8.3% APRC	W20817
None	6.59%	£0	MR8 currently 8.49% Variable	8.4% APRC	W20818

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			

Limited Company: Buy to Let

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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%	4.24%	5% of Loan Amount	MR7 currently 8.49% Variable	7.4% APRC	W91035
70%	4.69%	3% of Loan Amount	MR7 currently 8.49% Variable	7.4% APRC	W91036
70%	4.99%	£3995	MR7 currently 8.49% Variable	7.4% APRC	W91037
70%	5.09%	£1495	MR7 currently 8.49% Variable	7.3% APRC	W91038
70%	5.39%	£0	MR7 currently 8.49% Variable	7.4% APRC	W91039
75%	4.69%	3% of Loan Amount	MR7 currently 8.49% Variable	7.4% APRC	W91040
75%	4.99%	£3995	MR7 currently 8.49% Variable	7.4% APRC	W91041
75%	5.09%	£1495	MR7 currently 8.49% Variable	7.3% APRC	W91042
75%	5.44%	£0	MR7 currently 8.49% Variable	7.4% APRC	W91043
80%	5.49%	2% of Loan Amount	MR8 currently 8.49% Variable	7.6% APRC	W91044
80%	5.89%	£0	MR8 currently 8.49% Variable	7.6% APRC	W91045
None	5.99%	£0	MR8 currently 8.49% Variable	7.7% APRC	W91046

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			

Limited Company: Buy to Let

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 31/10/2026, 0.5% until 31/10/2027

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%	4.69% (BBR 0.69% until 31/10/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.4% APRC	W70059

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

¹Switch 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

2 Year Fixed

ERC: 2% until 31/10/2026*, then 1% until 31/10/2027*

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 8.49% Variable	8.3% APCR	WT2215
75%	5.54%	£1495	MR7 currently 8.49% Variable	8.3% APCR	WT2216
75%	6.44%	£0	MR7 currently 8.49% Variable	8.4% APCR	WT2217
None	6.99%	£0	MR8 currently 8.49% Variable	8.5% APCR	WT2218

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			

Limited Company: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/10/2027*, then 4% until 31/10/2028*, then 3% until 31/10/2029*, then 1% until 31/10/2030*

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 8.49% Variable	7.5% APCR	WT9228
75%	5.49%	£1495	MR7 currently 8.49% Variable	7.5% APCR	WT9229
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APCR	WT9230
None	5.99%	£0	MR8 currently 8.49% Variable	7.7% APCR	WT9231

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 31/10/2026*, then 1% until 31/10/2027*

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%	4.10%	£0	MR5 currently 6.74% Variable	6.4% APRC	A20547
75%	4.44%	£0	MR5 currently 6.74% Variable	6.5% APRC	A20548
90%	4.99%	£0	MR5 currently 6.74% Variable	6.6% APRC	A20549
None	5.34%	£0	MR5 currently 6.74% Variable	6.7% APRC	A20550

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.

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 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% until 31/10/2029*, then 1% until 31/10/2030*

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%	4.04%	£0	MR5 currently 6.74% Variable	5.8% APRC	A99246
75%	4.17%	£0	MR5 currently 6.74% Variable	5.8% APRC	A99247
90%	4.67%	£0	MR5 currently 6.74% Variable	6.0% APRC	A99248
None	5.09%	£0	MR5 currently 6.74% Variable	6.2% APRC	A99249

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.

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: 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%	4.89% (BBR 0.89% until 31/10/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07386
75%	4.89% (BBR 0.89% until 31/10/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07387
90%	5.07% (BBR 1.07% until 31/10/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07388
None	5.20% (BBR 1.20% until 31/10/2027)	£0	MR5 currently 6.74% Variable	6.7% APRC	A07389

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.

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 31/10/2026*, then 1% until 31/10/2027*

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%	4.10%	£0	MR2 currently 6.74% Variable	6.4% APRC	J02721
75%	4.44%	£0	MR2 currently 6.74% Variable	6.5% APRC	J02722
90%	4.99%	£0	MR2 currently 6.74% Variable	6.6% APRC	J02723
None	5.34%	£0	MR2 currently 6.74% Variable	6.7% APRC	J02724

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

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% until 31/10/2029*, then 1% until 31/10/2030*

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%	4.04%	£0	MR2 currently 6.74% Variable	5.8% APRC	J19688
75%	4.17%	£0	MR2 currently 6.74% Variable	5.8% APRC	J19689
90%	4.67%	£0	MR2 currently 6.74% Variable	6.0% APRC	J19690
None	5.09%	£0	MR2 currently 6.74% Variable	6.2% APRC	J19691

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: 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%	4.89% (BBR 0.89% until 31/10/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07111
75%	4.89% (BBR 0.89% until 31/10/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07112
90%	5.07% (BBR 1.07% until 31/10/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07113
None	5.20% (BBR 1.20% until 31/10/2027)	£0	MR2 currently 6.74% Variable	6.7% APRC	J07114

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

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	6.74%	£0	MR2 currently 6.74% Variable	7.0% 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.

,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			

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

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. 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

The
mortgage
works