

# Product switch rate guide

For existing The Mortgage Works customers switching products  
Effective from 28/05/2026



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			

# 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 31/08/2027\*, 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
55%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27590
55%	4.44%	£3995	MR6 currently 7.74% Variable	7.4% APRC	B27591
55%	4.75%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27592
55%	5.14%	£0	MR6 currently 7.74% Variable	7.5% APRC	B27593
65%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B27594
65%	4.44%	£3995	MR6 currently 7.74% Variable	7.4% APRC	B27595
65%	4.75%	£1495	MR6 currently 7.74% Variable	7.4% APRC	B27596
65%	5.14%	£0	MR6 currently 7.74% Variable	7.5% APRC	B27597
75%	3.80%	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	B27598
75%	4.59%	£3995	MR7 currently 8.24% Variable	7.9% APRC	B27599
75%	4.89%	£1495	MR7 currently 8.24% Variable	7.9% APRC	B27600
75%	5.27%	£0	MR7 currently 8.24% Variable	7.9% APRC	B27601
80%	4.99%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	B27602
80%	5.94%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27603
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27604

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 31/08/2027\*, then 2% until 31/08/2028\*, then 1% until 31/08/2029\*,

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%	3.99%	3% of Loan Amount	MR6 currently 7.74% Variable	7.2% APCR	B30520
65%	4.74%	£1495	MR6 currently 7.74% Variable	7.2% APCR	B30521
65%	4.99%	£0	MR6 currently 7.74% Variable	7.2% APCR	B30522
75%	4.19%	3% of Loan Amount	MR7 currently 8.24% Variable	7.6% APCR	B30523
75%	4.90%	£1495	MR7 currently 8.24% Variable	7.6% APCR	B30524
75%	5.24%	£0	MR7 currently 8.24% Variable	7.6% APCR	B30525

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

## 5 Year Fixed

ERC: 5% until 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

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%	4.29%	3% of Loan Amount	MR6 currently 7.74% Variable	6.7% APRC	B94828
55%	4.59%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94829
55%	4.69%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94830
55%	4.92%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94831
65%	4.29%	3% of Loan Amount	MR6 currently 7.74% Variable	6.7% APRC	B94832
65%	4.59%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94833
65%	4.69%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94834
65%	4.92%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94835
75%	4.49%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	B94836
75%	4.84%	£3995	MR7 currently 8.24% Variable	7.1% APRC	B94837
75%	4.94%	£1495	MR7 currently 8.24% Variable	7.1% APRC	B94838
75%	5.09%	£0	MR7 currently 8.24% Variable	7.1% APRC	B94839
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	B94840
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	B94841
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	B94842

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

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

ERC: 0.75% until 31/08/2027, 0.5% 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%	4.19% (BBR 0.44% until 31/08/2028)	1% of Loan Amount	MR6 currently 7.74% Variable	7.4% APRC	B71162
65%	4.24% (BBR 0.49% until 31/08/2028)	£1495	MR6 currently 7.74% Variable	7.3% APRC	B71163
65%	4.74% (BBR 0.99% until 31/08/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71164
75%	4.29% (BBR 0.54% until 31/08/2028)	1% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	B71165
75%	4.34% (BBR 0.59% until 31/08/2028)	£1495	MR7 currently 8.24% Variable	7.7% APRC	B71166
75%	4.84% (BBR 1.09% until 31/08/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71167

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 £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.

<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>			

# 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

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			

# Houses of Multiple Occupation

## 2 Year Fixed

ERC: 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
75%	4.39%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APCR	T20518
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.1% APCR	T20519
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APCR	T20520
None	6.69%	£0	MR8 currently 8.24% Variable	8.3% APCR	T20521

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			

# Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.09%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	T90642
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.3% APRC	T90643
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APRC	T90644
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	T90645

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.

# Large Porfolio: Buy to Let

## 2 Year Fixed

ERC: 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
75%	4.00%	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APCR	Q20937
75%	5.09%	£1495	MR7 currently 8.24% Variable	7.9% APCR	Q20938
75%	5.47%	£0	MR7 currently 8.24% Variable	7.9% APCR	Q20939
80%	4.99%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APCR	Q20940
80%	5.94%	£0	MR8 currently 8.24% Variable	8.1% APCR	Q20941
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APCR	Q20942

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.

<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 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

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%	4.69%	3% of Loan Amount	MR7 currently 8.24% Variable	7.2% APCR	Q90970
75%	5.14%	£1495	MR7 currently 8.24% Variable	7.2% APCR	Q90971
75%	5.29%	£0	MR7 currently 8.24% Variable	7.2% APCR	Q90972
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APCR	Q90973
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APCR	Q90974
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APCR	Q90975

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.

<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 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
75%	4.39%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APCR	TQ2252
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.1% APCR	TQ2253
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APCR	TQ2254
None	6.69%	£0	MR8 currently 8.24% Variable	8.3% APCR	TQ2255

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.

<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 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.09%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APCR	TQ9257
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.3% APCR	TQ9258
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APCR	TQ9259
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APCR	TQ9260

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.

<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>			

# Limited Company: Buy to Let

## 2 Year Fixed

ERC: 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
75%	4.39%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	W20961
75%	5.29%	£3995	MR7 currently 8.24% Variable	8.0% APRC	W20962
75%	5.49%	£1495	MR7 currently 8.24% Variable	8.0% APRC	W20963
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	W20964
80%	5.54%	2% of Loan Amount	MR8 currently 8.24% Variable	8.2% APRC	W20965
80%	6.49%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20966
None	6.69%	£0	MR8 currently 8.24% Variable	8.3% APRC	W20967

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.

# Limited Company: Buy to Let

## 5 Year Fixed

ERC: 5% until 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

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%	4.54%	5% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91344
70%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91345
70%	5.34%	£3995	MR7 currently 8.24% Variable	7.3% APRC	W91346
70%	5.39%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91347
70%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91348
75%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91349
75%	5.34%	£3995	MR7 currently 8.24% Variable	7.3% APRC	W91350
75%	5.39%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91351
75%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91352
80%	5.74%	2% of Loan Amount	MR8 currently 8.24% Variable	7.6% APRC	W91353
80%	6.19%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91354
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91355

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.

<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>			

# Limited Company: Buy to Let

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

ERC: 0.75% until 31/08/2027, 0.5% 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
75%	3.99% (BBR 0.24% until 31/08/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	W70076

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 £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.

# Limited Company: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 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
75%	4.39%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	WT2291
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.1% APRC	WT2292
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APRC	WT2293
None	6.69%	£0	MR8 currently 8.24% Variable	8.3% APRC	WT2294

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.

# Limited Company: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 31/08/2028\*, then 4% until 31/08/2029\*, then 3% until 31/08/2030\*, then 1% until 31/08/2031\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.09%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APCR	WT9297
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.3% APCR	WT9298
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APCR	WT9299
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APCR	WT9300

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.

# Prime Residential

## 2 Year Fixed

ERC: 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
60%	4.89%	£0	MR5 currently 6.49% Variable	6.4% APRC	A20647
75%	4.98%	£0	MR5 currently 6.49% Variable	6.4% APRC	A20648
90%	5.45%	£0	MR5 currently 6.49% Variable	6.5% APRC	A20649
None	5.70%	£0	MR5 currently 6.49% Variable	6.6% APRC	A20650

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.

# Prime Residential

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 2% until 31/08/2030\*, then 1% until 31/08/2031\*

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%	4.85%	£0	MR5 currently 6.49% Variable	6.0% APRC	A99347
75%	4.95%	£0	MR5 currently 6.49% Variable	6.0% APRC	A99348
90%	5.15%	£0	MR5 currently 6.49% Variable	6.1% APRC	A99349
None	5.50%	£0	MR5 currently 6.49% Variable	6.3% APRC	A99350

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: <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 31/08/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07454
75%	4.64% (BBR 0.89% until 31/08/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07455
90%	4.82% (BBR 1.07% until 31/08/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07456
None	4.95% (BBR 1.20% until 31/08/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07457

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.

# Legacy Residential

## 2 Year Fixed

ERC: 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
60%	4.89%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02819
75%	4.98%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02820
90%	5.45%	£0	MR2 currently 6.49% Variable	6.5% APRC	J02821
None	5.70%	£0	MR2 currently 6.49% Variable	6.6% APRC	J02822

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.

# Legacy Residential

## 5 Year Fixed

ERC: 5% until 31/08/2027\*, then 4% until 31/08/2028\*, then 3% until 31/08/2029\*, then 2% until 31/08/2030\*, then 1% until 31/08/2031\*

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%	4.85%	£0	MR2 currently 6.49% Variable	6.0% APRC	J19786
75%	4.95%	£0	MR2 currently 6.49% Variable	6.0% APRC	J19787
90%	5.15%	£0	MR2 currently 6.49% Variable	6.1% APRC	J19788
None	5.50%	£0	MR2 currently 6.49% Variable	6.3% APRC	J19789

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

## 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 31/08/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07179
75%	4.64% (BBR 0.89% until 31/08/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07180
90%	4.82% (BBR 1.07% until 31/08/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07181
None	4.95% (BBR 1.20% until 31/08/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07182

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	.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.

<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