

Product switch rate guide

For existing The Mortgage Works customers switching products
Effective from 02/10/2025



Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Buy to Let

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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% APRC	B27127
55%	3.74%	£3995	MR6 currently 7.99% Variable	7.6% APRC	B27128
55%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APRC	B27129
55%	4.49%	£0	MR6 currently 7.99% Variable	7.6% APRC	B27130
65%	2.78%	3% of Loan Amount	MR6 currently 7.99% Variable	7.5% APRC	B27131
65%	3.74%	£3995	MR6 currently 7.99% Variable	7.6% APRC	B27132
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APRC	B27133
65%	4.49%	£0	MR6 currently 7.99% Variable	7.6% APRC	B27134
75%	2.98%	3% of Loan Amount	MR7 currently 8.49% Variable	7.9% APRC	B27135
75%	3.89%	£3995	MR7 currently 8.49% Variable	8.0% APRC	B27136
75%	4.19%	£1495	MR7 currently 8.49% Variable	8.0% APRC	B27137
75%	4.59%	£0	MR7 currently 8.49% Variable	8.0% APRC	B27138
80%	4.49%	2% of Loan Amount	MR8 currently 8.49% Variable	8.2% APRC	B27139
80%	5.59%	£0	MR8 currently 8.49% Variable	8.2% APRC	B27140
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	B27141

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,Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Buy to Let

3 Year Fixed

ERC: 3% until 31/12/2026*, then 2% until 31/12/2027*, then 1% until 31/12/2028*,

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% APRC	B30458
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.1% APRC	B30459
65%	4.54%	£0	MR6 currently 7.99% Variable	7.2% APRC	B30460
75%	3.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.6% APRC	B30461
75%	4.19%	£1495	MR7 currently 8.49% Variable	7.6% APRC	B30462
75%	4.62%	£0	MR7 currently 8.49% Variable	7.6% APRC	B30463

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

Buy to Let

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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% APRC	B94323
55%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APRC	B94324
55%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APRC	B94325
55%	4.30%	£0	MR6 currently 7.99% Variable	6.6% APRC	B94326
65%	3.67%	3% of Loan Amount	MR6 currently 7.99% Variable	6.6% APRC	B94327
65%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APRC	B94328
65%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APRC	B94329
65%	4.30%	£0	MR6 currently 7.99% Variable	6.6% APRC	B94330
75%	3.76%	3% of Loan Amount	MR7 currently 8.49% Variable	6.9% APRC	B94331
75%	4.14%	£3995	MR7 currently 8.49% Variable	7.0% APRC	B94332
75%	4.21%	£1495	MR7 currently 8.49% Variable	6.9% APRC	B94333
75%	4.49%	£0	MR7 currently 8.49% Variable	7.0% APRC	B94334
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APRC	B94335
80%	5.29%	£0	MR8 currently 8.49% Variable	7.3% APRC	B94336
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APRC	B94337

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

Buy to Let

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 31/12/2026, 0.5% until 31/12/2027

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 31/12/2027)	3% of Loan Amount	MR6 currently 7.99% Variable	7.8% APRC	B71127
65%	4.59% (BBR 0.59% until 31/12/2027)	£1495	MR6 currently 7.99% Variable	7.6% APRC	B71128
65%	4.99% (BBR 0.99% until 31/12/2027)	£0	MR6 currently 7.99% Variable	7.7% APRC	B71129
75%	4.14% (BBR 0.14% until 31/12/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.2% APRC	B71130
75%	4.69% (BBR 0.69% until 31/12/2027)	£1495	MR7 currently 8.49% Variable	8.1% APRC	B71131
75%	5.09% (BBR 1.09% until 31/12/2027)	£0	MR7 currently 8.49% Variable	8.1% APRC	B71132

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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

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

Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	4.34%	3% of Loan Amount	MR7 currently 8.49% Variable	8.3% APRC	T20452
75%	5.34%	£1495	MR7 currently 8.49% Variable	8.3% APRC	T20453
75%	6.34%	£0	MR7 currently 8.49% Variable	8.4% APRC	T20454
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APRC	T20455

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

Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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%	4.79%	3% of Loan Amount	MR7 currently 8.49% Variable	7.5% APRC	T90584
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.5% APRC	T90585
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	T90586
None	5.94%	£0	MR8 currently 8.49% Variable	7.7% APRC	T90587

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

Large Porfolio: Buy to Let

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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	Q20822
75%	4.44%	£1495	MR7 currently 8.49% Variable	8.0% APRC	Q20823
75%	5.19%	£0	MR7 currently 8.49% Variable	8.1% APRC	Q20824
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	8.3% APRC	Q20825
80%	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20826
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20827

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Large Porfolio: Buy to Let

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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% APRC	Q90847
75%	4.44%	£1495	MR7 currently 8.49% Variable	7.0% APRC	Q90848
75%	4.84%	£0	MR7 currently 8.49% Variable	7.1% APRC	Q90849
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APRC	Q90850
80%	5.39%	£0	MR8 currently 8.49% Variable	7.4% APRC	Q90851
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APRC	Q90852

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

Large Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	4.34%	3% of Loan Amount	MR7 currently 8.49% Variable	8.3% APCR	TQ2205
75%	5.34%	£1495	MR7 currently 8.49% Variable	8.3% APCR	TQ2206
75%	6.34%	£0	MR7 currently 8.49% Variable	8.4% APCR	TQ2207
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APCR	TQ2208

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Large Portfolio: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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%	4.79%	3% of Loan Amount	MR7 currently 8.49% Variable	7.5% APRC	TQ9214
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.5% APRC	TQ9215
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	TQ9216
None	5.94%	£0	MR8 currently 8.49% Variable	7.7% APRC	TQ9217

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

Limited Company: Buy to Let

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	3.94%	3% of Loan Amount	MR7 currently 8.49% Variable	8.2% APRC	W20836
75%	4.69%	£3995	MR7 currently 8.49% Variable	8.3% APRC	W20837
75%	5.04%	£1495	MR7 currently 8.49% Variable	8.2% APRC	W20838
75%	5.54%	£0	MR7 currently 8.49% Variable	8.3% APRC	W20839
80%	5.49%	2% of Loan Amount	MR8 currently 8.49% Variable	8.4% APRC	W20840
80%	6.14%	£0	MR8 currently 8.49% Variable	8.3% APRC	W20841
None	6.49%	£0	MR8 currently 8.49% Variable	8.4% APRC	W20842

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

Limited Company: Buy to Let

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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%	4.09%	5% of Loan Amount	MR7 currently 8.49% Variable	7.4% APRC	W91083
70%	4.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.3% APRC	W91084
70%	4.79%	£3995	MR7 currently 8.49% Variable	7.3% APRC	W91085
70%	4.94%	£1495	MR7 currently 8.49% Variable	7.3% APRC	W91086
70%	5.09%	£0	MR7 currently 8.49% Variable	7.3% APRC	W91087
75%	4.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.3% APRC	W91088
75%	4.79%	£3995	MR7 currently 8.49% Variable	7.3% APRC	W91089
75%	4.94%	£1495	MR7 currently 8.49% Variable	7.3% APRC	W91090
75%	5.09%	£0	MR7 currently 8.49% Variable	7.3% APRC	W91091
80%	5.44%	2% of Loan Amount	MR8 currently 8.49% Variable	7.6% APRC	W91092
80%	5.84%	£0	MR8 currently 8.49% Variable	7.6% APRC	W91093
None	5.94%	£0	MR8 currently 8.49% Variable	7.7% APRC	W91094

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

Limited Company: Buy to Let

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 31/12/2026, 0.5% until 31/12/2027

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%	4.59% (BBR 0.59% until 31/12/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.4% APRC	W70062

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

Limited Company: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	4.39%	3% of Loan Amount	MR7 currently 8.49% Variable	8.3% APCR	WT2224
75%	5.39%	£1495	MR7 currently 8.49% Variable	8.3% APCR	WT2225
75%	6.39%	£0	MR7 currently 8.49% Variable	8.4% APCR	WT2226
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APCR	WT2227

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

Limited Company: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/12/2027*, then 4% until 31/12/2028*, then 3% until 31/12/2029*, then 1% until 31/12/2030*

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%	4.84%	3% of Loan Amount	MR7 currently 8.49% Variable	7.5% APCR	WT9236
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.5% APCR	WT9237
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APCR	WT9238
None	5.94%	£0	MR8 currently 8.49% Variable	7.7% APCR	WT9239

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You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Prime Residential

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	4.15%	£0	MR5 currently 6.74% Variable	6.4% APRC	A20559
75%	4.40%	£0	MR5 currently 6.74% Variable	6.5% APRC	A20560
90%	5.04%	£0	MR5 currently 6.74% Variable	6.6% APRC	A20561
None	5.34%	£0	MR5 currently 6.74% Variable	6.7% APRC	A20562

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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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 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 2% until 31/12/2029*, then 1% until 31/12/2030*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.09%	£0	MR5 currently 6.74% Variable	5.8% APRC	A99258
75%	4.22%	£0	MR5 currently 6.74% Variable	5.8% APRC	A99259
90%	4.63%	£0	MR5 currently 6.74% Variable	6.0% APRC	A99260
None	5.14%	£0	MR5 currently 6.74% Variable	6.2% APRC	A99261

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You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Prime Residential

2 Year Tracker | Benefit: 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 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APCR	A07398
75%	4.89% (BBR 0.89% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APCR	A07399
90%	5.07% (BBR 1.07% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APCR	A07400
None	5.20% (BBR 1.20% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.7% APCR	A07401

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

2 Year Fixed

ERC: 2% until 31/12/2026*, then 1% until 31/12/2027*

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%	4.15%	£0	MR2 currently 6.74% Variable	6.4% APRC	J02733
75%	4.40%	£0	MR2 currently 6.74% Variable	6.5% APRC	J02734
90%	5.04%	£0	MR2 currently 6.74% Variable	6.6% APRC	J02735
None	5.34%	£0	MR2 currently 6.74% Variable	6.7% APRC	J02736

Available to Customers whose product code begins with letters: FS, P, PC, E, F, G, H, L, M, N, NP, S, SC, SE SH, SL, SM, SN or SP. Please Contact us on 03456 06 40 60 if you need further information

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

5 Year Fixed

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 2% until 31/12/2029*, then 1% until 31/12/2030*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.09%	£0	MR2 currently 6.74% Variable	5.8% APCR	J19700
75%	4.22%	£0	MR2 currently 6.74% Variable	5.8% APCR	J19701
90%	4.63%	£0	MR2 currently 6.74% Variable	6.0% APCR	J19702
None	5.14%	£0	MR2 currently 6.74% Variable	6.2% APCR	J19703

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You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

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 31/12/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07123
75%	4.89% (BBR 0.89% until 31/12/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07124
90%	5.07% (BBR 1.07% until 31/12/2027)	£0	MR2 currently 6.74% Variable	6.6% APRC	J07125
None	5.20% (BBR 1.20% until 31/12/2027)	£0	MR2 currently 6.74% Variable	6.7% APRC	J07126

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You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
None	6.74%	£0	MR2 currently 6.74% Variable	7.0% APRC	J08015

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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			

Additional information

Buy to let, Legacy Residential & Residential

- If a mortgage product with TMW is either approaching maturity, has matured or has a Switch to Fix facility, it may be possible to switch to another mortgage product, subject to eligibility criteria.
- Eligibility for this range of products is subject to no current mortgage arrears. Customers subject to a Bankruptcy Order or Individual Voluntary Arrangement (IVA) are not eligible to complete a product switch until their bankruptcy or IVA is discharged and the trustee has confirmed they no longer hold an interest in the mortgage.
- Product switches are subject to an automated valuation. This will be used to determine the current loan to value for the purposes of product selection. Results are based on the valuation of other properties in the same area and of a similar description and size.
- Please note, if switching Legacy Residential products, we will offer a product on the same basis as the original application.

The Mortgage Works (UK) plc (Company No.2222856) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. Most buy to let mortgages are not regulated by the Financial Conduct Authority. You can confirm our registration on the FCA’s website (www.fca.org.uk).

The Mortgage Works (UK) plc also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No. 305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon, SN38 1NW and are authorised and regulated by the FCA.

All information correct at time of publication. The Company reserves the right to withdraw any of the products at any time or to change or vary the actual rate quoted. The Mortgage Works reserves the right to change Bank of England Base Rate (BBR) tracked products within 60 days of a Bank of England rate change.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

This guide is to be read in conjunction with the Lending Criteria | Telephone: 0345 600 31 31

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Need support?

Please don't hesitate to contact our dedicated expert team.

Phone: 0345 605 40 60

Monday to Friday, 8am to 6pm

Saturday, 9am to 2pm

themortgageworks.co.uk

The
mortgage
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