

# Product switch rate guide

For existing The Mortgage Works customers switching products  
Effective from 13/05/2026



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

• <b>BTL</b>	<u>3 to 7</u>
• <b>HMO</b>	<u>8 to 9</u>
• <b>Large Portfolio</b> (Over 10 properties at completion)	<u>10 to 13</u>
• BTL	<u>10 to 11</u>
• HMO	<u>12 to 13</u>
• <b>Limited Company</b>	<u>14 to 18</u>
• BTL	<u>14 to 16</u>
• HMO	<u>17 to 18</u>
• <b>Residential &amp; Legacy</b>	<u>19 to 25</u>
• Residential	<u>19 to 21</u>
• Legacy	<u>22 to 25</u>
• <b>Additional Information</b>	<u>26+</u>

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

# Buy to Let

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

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	7.5% APRC	B27572
55%	4.44%	£3995	MR6 currently 7.74% Variable	7.4% APRC	B27573
55%	4.77%	£1495	MR6 currently 7.74% Variable	7.5% APRC	B27574
55%	5.14%	£0	MR6 currently 7.74% Variable	7.5% APRC	B27575
65%	3.59%	3% of Loan Amount	MR6 currently 7.74% Variable	7.5% APRC	B27576
65%	4.44%	£3995	MR6 currently 7.74% Variable	7.4% APRC	B27577
65%	4.77%	£1495	MR6 currently 7.74% Variable	7.5% APRC	B27578
65%	5.14%	£0	MR6 currently 7.74% Variable	7.5% APRC	B27579
75%	3.80%	3% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	B27539
75%	4.59%	£3995	MR7 currently 8.24% Variable	8.0% APRC	B27540
75%	4.94%	£1495	MR7 currently 8.24% Variable	7.9% APRC	B27541
75%	5.40%	£0	MR7 currently 8.24% Variable	8.0% APRC	B27542
80%	4.99%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	B27589
80%	5.94%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27501
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	B27502

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

\*Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £2,000,000

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

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

# Buy to Let

## 3 Year Fixed

ERC: 3% until 30/06/2027\*, then 2% until 30/06/2028\*, then 1% until 30/06/2029\*,

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% APRC	B30517
65%	4.77%	£1495	MR6 currently 7.74% Variable	7.2% APRC	B30518
65%	4.99%	£0	MR6 currently 7.74% Variable	7.2% APRC	B30519
75%	4.19%	3% of Loan Amount	MR7 currently 8.24% Variable	7.5% APRC	B30514
75%	4.95%	£1495	MR7 currently 8.24% Variable	7.6% APRC	B30515
75%	5.24%	£0	MR7 currently 8.24% Variable	7.6% APRC	B30516

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 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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%	4.34%	3% of Loan Amount	MR6 currently 7.74% Variable	6.8% APRC	B94819
55%	4.59%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94820
55%	4.74%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94821
55%	4.92%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94822
65%	4.34%	3% of Loan Amount	MR6 currently 7.74% Variable	6.8% APRC	B94823
65%	4.59%	£3995	MR6 currently 7.74% Variable	6.7% APRC	B94824
65%	4.74%	£1495	MR6 currently 7.74% Variable	6.7% APRC	B94825
65%	4.92%	£0	MR6 currently 7.74% Variable	6.7% APRC	B94826
75%	4.59%	3% of Loan Amount	MR7 currently 8.24% Variable	7.2% APRC	B94767
75%	4.89%	£3995	MR7 currently 8.24% Variable	7.2% APRC	B94768
75%	4.99%	£1495	MR7 currently 8.24% Variable	7.1% APRC	B94827
75%	5.19%	£0	MR7 currently 8.24% Variable	7.1% APRC	B94770
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	B94723
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	B94724
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	B94725

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 30/06/2027, 0.5% until 30/06/2028

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	4.24% (BBR 0.49% until 30/06/2028)	£1495	MR6 currently 7.74% Variable	7.3% APRC	B71155
65%	4.74% (BBR 0.99% until 30/06/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71156
75%	4.34% (BBR 0.59% until 30/06/2028)	£1495	MR7 currently 8.24% Variable	7.7% APRC	B71157
75%	4.84% (BBR 1.09% until 30/06/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71158

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 30/06/2027\*, then 1% until 30/06/2028\*

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	8.1% APCR	T20516
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.1% APCR	T20517
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APCR	T20507
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APCR	T20508

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 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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	T90639
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.4% APRC	T90640
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APRC	T90641
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	T90632

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

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

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	8.0% APRC	Q20926
75%	5.14%	£1495	MR7 currently 8.24% Variable	8.0% APRC	Q20927
75%	5.60%	£0	MR7 currently 8.24% Variable	8.0% APRC	Q20928
80%	4.99%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	Q20936
80%	5.94%	£0	MR8 currently 8.24% Variable	8.1% APRC	Q20935
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	Q20920

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 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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%	4.79%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	Q90956
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	Q90969
75%	5.39%	£0	MR7 currently 8.24% Variable	7.2% APRC	Q90958
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.3% APRC	Q90947
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	Q90948
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	Q90949

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 30/06/2027\*, then 1% until 30/06/2028\*

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	8.1% APCR	TQ2250
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.1% APCR	TQ2251
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APCR	TQ2245
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APCR	TQ2246

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 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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	TQ9254
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.4% APRC	TQ9255
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APRC	TQ9256
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	TQ9251

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 30/06/2027\*, then 1% until 30/06/2028\*

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	8.1% APRC	W20959
75%	5.29%	£3995	MR7 currently 8.24% Variable	8.1% APRC	W20940
75%	5.49%	£1495	MR7 currently 8.24% Variable	8.1% APRC	W20960
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	W20942
80%	5.54%	2% of Loan Amount	MR8 currently 8.24% Variable	8.2% APRC	W20943
80%	6.49%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20944
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APRC	W20945

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

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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	W91341
70%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91306
70%	5.34%	£3995	MR7 currently 8.24% Variable	7.4% APRC	W91307
70%	5.39%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91342
70%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91309
75%	5.04%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91310
75%	5.34%	£3995	MR7 currently 8.24% Variable	7.4% APRC	W91311
75%	5.39%	£1495	MR7 currently 8.24% Variable	7.3% APRC	W91343
75%	5.64%	£0	MR7 currently 8.24% Variable	7.3% APRC	W91313
80%	5.74%	2% of Loan Amount	MR8 currently 8.24% Variable	7.6% APRC	W91314
80%	6.19%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91315
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	W91316

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 30/06/2027, 0.5% until 30/06/2028

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	3.99% (BBR 0.24% until 30/06/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	7.9% APRC	W70074

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.

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

# Limited Company: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

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	WT2289
75%	5.57%	£1495	MR7 currently 8.24% Variable	8.0% APRC	WT2290
75%	6.49%	£0	MR7 currently 8.24% Variable	8.2% APRC	WT2280
None	6.69%	£0	MR8 currently 8.24% Variable	8.2% APRC	WT2281

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

Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £2,000,000

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

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

# Limited Company: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 30/06/2028\*, then 4% until 30/06/2029\*, then 3% until 30/06/2030\*, then 1% until 30/06/2031\*

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	WT9294
75%	5.49%	£1495	MR7 currently 8.24% Variable	7.3% APRC	WT9295
75%	5.94%	£0	MR7 currently 8.24% Variable	7.5% APRC	WT9296
None	6.24%	£0	MR8 currently 8.24% Variable	7.6% APRC	WT9286

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

# Prime Residential

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

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	6.6% APRC	A20635
75%	4.98%	£0	MR5 currently 6.49% Variable	6.9% APRC	A20636
90%	5.45%	£0	MR5 currently 6.49% Variable	6.7% APRC	A20637
None	5.70%	£0	MR5 currently 6.49% Variable	7.0% APRC	A20638

Available to Customers whose product code begins with letters: A. Please Contact us on 03456 06 40 60 if you need further information

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

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

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

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

# Prime Residential

## 5 Year Fixed

ERC: 5% until 30/06/2027\*, then 4% until 30/06/2028\*, then 3% until 30/06/2029\*, then 2% until 30/06/2030\*, then 1% until 30/06/2031\*

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	A99335
75%	4.95%	£0	MR5 currently 6.49% Variable	6.0% APRC	A99336
90%	5.15%	£0	MR5 currently 6.49% Variable	6.1% APRC	A99337
None	5.50%	£0	MR5 currently 6.49% Variable	6.3% APRC	A99338

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.

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

# Prime Residential

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

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07434
75%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.3% APRC	A07435
90%	4.82% (BBR 1.07% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07436
None	4.95% (BBR 1.20% until 30/06/2028)	£0	MR5 currently 6.49% Variable	6.4% APRC	A07437

Available to Customers whose product code begins with letters: A. Please Contact us on 03456 06 40 60 if you need further information

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

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

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

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

# Legacy Residential

## 2 Year Fixed

ERC: 2% until 30/06/2027\*, then 1% until 30/06/2028\*

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	6.6% APRC	J02807
75%	4.98%	£0	MR2 currently 6.49% Variable	6.9% APRC	J02808
90%	5.45%	£0	MR2 currently 6.49% Variable	6.7% APRC	J02809
None	5.70%	£0	MR2 currently 6.49% Variable	7.0% APRC	J02810

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

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

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

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

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

# Legacy Residential

## 5 Year Fixed

ERC: 5% until 30/06/2027\*, then 4% until 30/06/2028\*, then 3% until 30/06/2029\*, then 2% until 30/06/2030\*, then 1% until 30/06/2031\*

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	J19774
75%	4.95%	£0	MR2 currently 6.49% Variable	6.0% APRC	J19775
90%	5.15%	£0	MR2 currently 6.49% Variable	6.1% APRC	J19776
None	5.50%	£0	MR2 currently 6.49% Variable	6.3% APRC	J19777

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 30/06/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07159
75%	4.64% (BBR 0.89% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07160
90%	4.82% (BBR 1.07% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07161
None	4.95% (BBR 1.20% until 30/06/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07162

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

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

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

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

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

# Legacy Residential

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
None	6.49%	£0	MR2 currently 6.49% Variable	6.7% APCR	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