

# Product switch rate guide

For existing The Mortgage Works customers switching products  
Effective from 29/10/2025



The  
mortgage  
works

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

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

# Buy to Let

## 2 Year Fixed

ERC: 2% until 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%	2.89%	3% of Loan Amount	MR6 currently 7.99% Variable	7.5% APRC	B27173
55%	3.74%	£3995	MR6 currently 7.99% Variable	7.4% APRC	B27174
55%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APRC	B27175
55%	4.49%	£0	MR6 currently 7.99% Variable	7.5% APRC	B27176
65%	2.89%	3% of Loan Amount	MR6 currently 7.99% Variable	7.5% APRC	B27177
65%	3.74%	£3995	MR6 currently 7.99% Variable	7.6% APRC	B27178
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.5% APRC	B27179
65%	4.49%	£0	MR6 currently 7.99% Variable	7.5% APRC	B27180
75%	3.09%	3% of Loan Amount	MR7 currently 8.49% Variable	7.9% APRC	B27181
75%	3.89%	£3995	MR7 currently 8.49% Variable	7.9% APRC	B27182
75%	4.19%	£1495	MR7 currently 8.49% Variable	7.9% APRC	B27183
75%	4.59%	£0	MR7 currently 8.49% Variable	7.9% APRC	B27184
80%	4.49%	2% of Loan Amount	MR8 currently 8.49% Variable	8.2% APRC	B27185
80%	5.59%	£0	MR8 currently 8.49% Variable	8.2% APRC	B27186
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	B27187

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 31/12/2026\*, 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	7.1% APRC	B30464
65%	3.99%	£1495	MR6 currently 7.99% Variable	7.1% APRC	B30465
65%	4.54%	£0	MR6 currently 7.99% Variable	7.2% APRC	B30466
75%	3.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.6% APRC	B30467
75%	4.19%	£1495	MR7 currently 8.49% Variable	7.5% APRC	B30468
75%	4.62%	£0	MR7 currently 8.49% Variable	7.6% APRC	B30469

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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			

# 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	B94372
55%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APRC	B94373
55%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APRC	B94374
55%	4.34%	£0	MR6 currently 7.99% Variable	6.6% APRC	B94375
65%	3.67%	3% of Loan Amount	MR6 currently 7.99% Variable	6.6% APRC	B94376
65%	4.09%	£3995	MR6 currently 7.99% Variable	6.7% APRC	B94377
65%	4.12%	£1495	MR6 currently 7.99% Variable	6.6% APRC	B94378
65%	4.34%	£0	MR6 currently 7.99% Variable	6.6% APRC	B94379
75%	3.81%	3% of Loan Amount	MR7 currently 8.49% Variable	6.9% APRC	B94380
75%	4.14%	£3995	MR7 currently 8.49% Variable	7.0% APRC	B94381
75%	4.21%	£1495	MR7 currently 8.49% Variable	6.9% APRC	B94382
75%	4.49%	£0	MR7 currently 8.49% Variable	6.9% APRC	B94383
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APRC	B94384
80%	5.29%	£0	MR8 currently 8.49% Variable	7.3% APRC	B94385
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APRC	B94386

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

# Buy to Let

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

ERC: 0.75% until 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	B71135
65%	4.59% (BBR 0.59% until 31/12/2027)	£1495	MR6 currently 7.99% Variable	7.6% APRC	B71136
65%	4.99% (BBR 0.99% until 31/12/2027)	£0	MR6 currently 7.99% Variable	7.6% APRC	B71137
75%	4.14% (BBR 0.14% until 31/12/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.2% APRC	B71138
75%	4.69% (BBR 0.69% until 31/12/2027)	£1495	MR7 currently 8.49% Variable	8.0% APRC	B71139
75%	5.09% (BBR 0.09% until 31/12/2027)	£0	MR7 currently 8.49% Variable	8.1% APRC	B71140

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Buy to Let

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	7.99%	£0	MR6 currently 7.99% Variable	8.4% APRC	B08253

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

# Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 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	8.2% APRC	T20461
75%	5.34%	£1495	MR7 currently 8.49% Variable	8.2% APRC	T20462
75%	6.34%	£0	MR7 currently 8.49% Variable	8.4% APRC	T20463
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APRC	T20464

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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	7.4% APRC	T90592
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.4% APRC	T90593
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	T90594
None	5.94%	£0	MR8 currently 8.49% Variable	7.6% APRC	T90595

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Large Porfolio: Buy to Let

## 2 Year Fixed

ERC: 2% until 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	8.0% APRC	Q20833
75%	4.44%	£1495	MR7 currently 8.49% Variable	8.0% APRC	Q20834
75%	5.19%	£0	MR7 currently 8.49% Variable	8.1% APRC	Q20835
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	8.3% APRC	Q20836
80%	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20837
None	5.99%	£0	MR8 currently 8.49% Variable	8.3% APRC	Q20838

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

# Large Porfolio: Buy to Let

## 5 Year Fixed

ERC: 5% until 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	7.0% APRC	Q90859
75%	4.44%	£1495	MR7 currently 8.49% Variable	7.0% APRC	Q90860
75%	4.84%	£0	MR7 currently 8.49% Variable	7.1% APRC	Q90861
80%	4.99%	2% of Loan Amount	MR8 currently 8.49% Variable	7.4% APRC	Q90862
80%	5.39%	£0	MR8 currently 8.49% Variable	7.4% APRC	Q90863
None	5.49%	£0	MR8 currently 8.49% Variable	7.4% APRC	Q90864

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

# Large Portfolio: Houses of Multiple Occupation

## 2 Year Fixed

ERC: 2% until 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	8.2% APRC	TQ2211
75%	5.34%	£1495	MR7 currently 8.49% Variable	8.2% APRC	TQ2212
75%	6.34%	£0	MR7 currently 8.49% Variable	8.4% APRC	TQ2213
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APRC	TQ2214

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

# Large Portfolio: Houses of Multiple Occupation

## 5 Year Fixed

ERC: 5% until 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	7.4% APCR	TQ9220
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.4% APCR	TQ9221
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APCR	TQ9222
None	5.94%	£0	MR8 currently 8.49% Variable	7.6% APCR	TQ9223

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

# 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	8.1% APRC	W20853
75%	4.69%	£3995	MR7 currently 8.49% Variable	8.2% APRC	W20854
75%	5.04%	£1495	MR7 currently 8.49% Variable	8.1% APRC	W20855
75%	5.54%	£0	MR7 currently 8.49% Variable	8.2% APRC	W20856
80%	5.49%	2% of Loan Amount	MR8 currently 8.49% Variable	8.4% APRC	W20857
80%	6.14%	£0	MR8 currently 8.49% Variable	8.3% APRC	W20858
None	6.49%	£0	MR8 currently 8.49% Variable	8.4% APRC	W20859

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# 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	7.3% APRC	W91118
70%	4.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.3% APRC	W91119
70%	4.79%	£3995	MR7 currently 8.49% Variable	7.3% APRC	W91120
70%	4.94%	£1495	MR7 currently 8.49% Variable	7.2% APRC	W91121
70%	5.09%	£0	MR7 currently 8.49% Variable	7.2% APRC	W91122
75%	4.54%	3% of Loan Amount	MR7 currently 8.49% Variable	7.3% APRC	W91123
75%	4.79%	£3995	MR7 currently 8.49% Variable	7.3% APRC	W91124
75%	4.94%	£1495	MR7 currently 8.49% Variable	7.2% APRC	W91125
75%	5.09%	£0	MR7 currently 8.49% Variable	7.2% APRC	W91126
80%	5.44%	2% of Loan Amount	MR8 currently 8.49% Variable	7.6% APRC	W91127
80%	5.84%	£0	MR8 currently 8.49% Variable	7.6% APRC	W91128
None	5.94%	£0	MR8 currently 8.49% Variable	7.6% APRC	W91129

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# Limited Company: Buy to Let

## 2 Year Tracker | Benefit: <sup>1</sup>Switch 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%	4.44% (BBR 0.44% until 31/12/2027)	3% of Loan Amount	MR7 currently 8.49% Variable	8.3% APRC	W70066

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<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 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	8.2% APRC	WT2234
75%	5.39%	£1495	MR7 currently 8.49% Variable	8.2% APRC	WT2235
75%	6.39%	£0	MR7 currently 8.49% Variable	8.4% APRC	WT2236
None	6.74%	£0	MR8 currently 8.49% Variable	8.5% APRC	WT2237

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

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

# Limited Company: Houses of Multiple Occupation

## 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	7.4% APRC	WT9246
75%	5.24%	£1495	MR7 currently 8.49% Variable	7.4% APRC	WT9247
75%	5.69%	£0	MR7 currently 8.49% Variable	7.5% APRC	WT9248
None	5.94%	£0	MR8 currently 8.49% Variable	7.7% APRC	WT9249

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

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<b>Prime Residential</b>	<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>			

# 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

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>		<b>Prime Residential</b>	<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>			

# 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.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<b>Prime Residential</b>	<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>			

# 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%	4.89% (BBR 0.89% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07398
75%	4.89% (BBR 0.89% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07399
90%	5.07% (BBR 1.07% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.6% APRC	A07400
None	5.20% (BBR 1.20% until 31/12/2027)	£0	MR5 currently 6.74% Variable	6.7% APRC	A07401

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

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

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		<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 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

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 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% APRC	J19700
75%	4.22%	£0	MR2 currently 6.74% Variable	5.8% APRC	J19701
90%	4.63%	£0	MR2 currently 6.74% Variable	6.0% APRC	J19702
None	5.14%	£0	MR2 currently 6.74% Variable	6.2% APRC	J19703

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

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

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

# 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%	4.89% (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

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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<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	6.74%	£0	MR2 currently 6.74% Variable	7.0% APRC	J08015

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

# 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

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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](https://themortgageworks.co.uk)

The  
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