

Product switch rate guide

For existing The Mortgage Works customers switching products

Effective from 17/01/2026



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	

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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 28/02/2027*, then 1% until 29/02/2028*

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%	2.72%	3% of Loan Amount	MR6 currently 7.74% Variable	7.3% APRC	B27272
55%	3.54%	£3995	MR6 currently 7.74% Variable	7.2% APRC	B27273
55%	3.84%	£1495	MR6 currently 7.74% Variable	7.3% APRC	B27274
55%	4.25%	£0	MR6 currently 7.74% Variable	7.3% APRC	B27275
65%	2.72%	3% of Loan Amount	MR6 currently 7.74% Variable	7.3% APRC	B27276
65%	3.54%	£3995	MR6 currently 7.74% Variable	7.3% APRC	B27277
65%	3.84%	£1495	MR6 currently 7.74% Variable	7.3% APRC	B27278
65%	4.25%	£0	MR6 currently 7.74% Variable	7.3% APRC	B27279
75%	2.86%	3% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	B27280
75%	3.59%	£3995	MR7 currently 8.24% Variable	7.7% APRC	B27281
75%	3.94%	£1495	MR7 currently 8.24% Variable	7.7% APRC	B27282
75%	4.35%	£0	MR7 currently 8.24% Variable	7.7% APRC	B27283
80%	4.34%	2% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	B27284
80%	5.24%	£0	MR7 currently 8.24% Variable	7.9% APRC	B27285
None	5.54%	£0	MR7 currently 8.24% Variable	8.0% APRC	B27286

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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	

Buy to Let

3 Year Fixed

ERC: 3% until 28/02/2029*, then 2% until 29/02/2028*, then 1% until 28/02/2029*,

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%	3.09%	3% of Loan Amount	MR6 currently 7.74% Variable	7.0% APRC	B30482
65%	3.89%	£1495	MR6 currently 7.74% Variable	7.0% APRC	B30477
65%	4.19%	£0	MR6 currently 7.74% Variable	7.0% APRC	B30483
75%	3.29%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	B30484
75%	4.04%	£1495	MR7 currently 8.24% Variable	7.4% APRC	B30480
75%	4.34%	£0	MR7 currently 8.24% Variable	7.4% APRC	B30485

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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 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	3.54%	3% of Loan Amount	MR6 currently 7.74% Variable	6.4% APRC	B94499
55%	3.89%	£3995	MR6 currently 7.74% Variable	6.5% APRC	B94454
55%	4.04%	£1495	MR6 currently 7.74% Variable	6.4% APRC	B94455
55%	4.14%	£0	MR6 currently 7.74% Variable	6.4% APRC	B94500
65%	3.54%	3% of Loan Amount	MR6 currently 7.74% Variable	6.4% APRC	B94501
65%	3.89%	£3995	MR6 currently 7.74% Variable	6.4% APRC	B94458
65%	4.04%	£1495	MR6 currently 7.74% Variable	6.4% APRC	B94459
65%	4.14%	£0	MR6 currently 7.74% Variable	6.4% APRC	B94502
75%	3.64%	3% of Loan Amount	MR7 currently 8.24% Variable	6.8% APRC	B94503
75%	3.94%	£3995	MR7 currently 8.24% Variable	6.8% APRC	B94462
75%	4.14%	£1495	MR7 currently 8.24% Variable	6.8% APRC	B94463
75%	4.29%	£0	MR7 currently 8.24% Variable	6.7% APRC	B94504
80%	4.79%	2% of Loan Amount	MR7 currently 8.24% Variable	7.2% APRC	B94505
80%	5.19%	£0	MR7 currently 8.24% Variable	7.2% APRC	B94466
None	5.34%	£0	MR7 currently 8.24% Variable	7.2% APRC	B94506

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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 28/02/2027, 0.5% until 29/02/2028

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 29/02/2028)	£1495	MR6 currently 7.74% Variable	7.4% APRC	B71143
65%	4.74% (BBR 0.99% until 29/02/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71144
75%	4.34% (BBR 0.59% until 29/02/2028)	£1495	MR7 currently 8.24% Variable	7.8% APRC	B71145
75%	4.84% (BBR 1.09% until 29/02/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71146

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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

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

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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 28/02/2027*, then 1% until 29/02/2028*

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%	4.14%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	T20472
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	T20473
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	T20479
None	6.19%	£0	MR7 currently 8.24% Variable	8.2% APRC	T20480

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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			

Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	4.74%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	T90601
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	T90602
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	T90603
None	5.89%	£0	MR7 currently 8.24% Variable	7.5% APRC	T90604

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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 Portfolio: Buy to Let

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	3.14%	3% of Loan Amount	MR7 currently 8.24% Variable	7.8% APRC	Q20861
75%	4.17%	£1495	MR7 currently 8.24% Variable	7.8% APRC	Q20862
75%	4.64%	£0	MR7 currently 8.24% Variable	7.8% APRC	Q20863
80%	4.64%	2% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	Q20864
80%	5.64%	£0	MR7 currently 8.24% Variable	8.0% APRC	Q20865
None	5.64%	£0	MR7 currently 8.24% Variable	8.0% APRC	Q20866

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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: Buy to Let

5 Year Fixed

ERC: 5% until 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	3.89%	3% of Loan Amount	MR7 currently 8.24% Variable	6.9% APRC	Q90874
75%	4.29%	£1495	MR7 currently 8.24% Variable	6.8% APRC	Q90886
75%	4.59%	£0	MR7 currently 8.24% Variable	6.9% APRC	Q90887
80%	4.79%	2% of Loan Amount	MR7 currently 8.24% Variable	7.2% APRC	Q90888
80%	5.24%	£0	MR7 currently 8.24% Variable	7.2% APRC	Q90889
None	5.34%	£0	MR7 currently 8.24% Variable	7.2% APRC	Q90890

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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 Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	4.14%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	TQ2220
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	TQ2221
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	TQ2225
None	6.19%	£0	MR7 currently 8.24% Variable	8.2% APRC	TQ2226

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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 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	4.74%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	TQ9228
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	TQ9229
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	TQ9230
None	5.89%	£0	MR7 currently 8.24% Variable	7.5% APRC	TQ9231

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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	

Limited Company: Buy to Let

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	3.79%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	W20867
75%	4.54%	£3995	MR7 currently 8.24% Variable	7.9% APRC	W20868
75%	4.89%	£1495	MR7 currently 8.24% Variable	7.9% APRC	W20869
75%	5.44%	£0	MR7 currently 8.24% Variable	8.0% APRC	W20870
80%	5.04%	2% of Loan Amount	MR7 currently 8.24% Variable	8.1% APRC	W20882
80%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	W20883
None	6.19%	£0	MR7 currently 8.24% Variable	8.2% APRC	W20884

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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 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	3.99%	5% of Loan Amount	MR7 currently 8.24% Variable	7.2% APRC	W91149
70%	4.44%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	W91150
70%	4.74%	£3995	MR7 currently 8.24% Variable	7.2% APRC	W91151
70%	4.84%	£1495	MR7 currently 8.24% Variable	7.1% APRC	W91152
70%	5.09%	£0	MR7 currently 8.24% Variable	7.1% APRC	W91153
75%	4.44%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	W91154
75%	4.74%	£3995	MR7 currently 8.24% Variable	7.2% APRC	W91155
75%	4.84%	£1495	MR7 currently 8.24% Variable	7.1% APRC	W91156
75%	5.09%	£0	MR7 currently 8.24% Variable	7.1% APRC	W91157
80%	5.19%	2% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	W91193
80%	5.64%	£0	MR7 currently 8.24% Variable	7.4% APRC	W91194
None	5.74%	£0	MR7 currently 8.24% Variable	7.4% APRC	W91195

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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 28/02/2027, 0.5% until 29/02/2028

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 29/02/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	W70071

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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: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	4.14%	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	WT2245
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	WT2246
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	WT2252
None	6.19%	£0	MR7 currently 8.24% Variable	8.2% APRC	WT2253

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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	

Limited Company: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 29/02/2028*, then 4% until 28/02/2029*, then 3% until 28/02/2030*, then 1% until 28/02/2031*

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%	4.74%	3% of Loan Amount	MR7 currently 8.24% Variable	7.3% APRC	WT9255
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	WT9256
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	WT9257
None	5.89%	£0	MR7 currently 8.24% Variable	7.5% APRC	WT9258

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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

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	4.06%	£0	MR2 currently 6.49% Variable	6.2% APRC	A20577
75%	4.16%	£0	MR2 currently 6.49% Variable	6.2% APRC	A20578
90%	4.74%	£0	MR2 currently 6.49% Variable	6.4% APRC	A20579
None	5.34%	£0	MR2 currently 6.49% Variable	6.5% APRC	A20580

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.

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 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 2% until 28/02/2030*, then 1% until 28/02/2031*

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%	4.03%	£0	MR2 currently 6.49% Variable	5.6% APRC	A99276
75%	4.08%	£0	MR2 currently 6.49% Variable	5.6% APRC	A99277
90%	4.47%	£0	MR2 currently 6.49% Variable	5.8% APRC	A99278
None	5.14%	£0	MR2 currently 6.49% Variable	6.1% APRC	A99279

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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%	4.64% (BBR 0.89% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	A07410
75%	4.64% (BBR 0.89% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	A07411
90%	4.82% (BBR 1.07% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	A07412
None	4.95% (BBR 1.20% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	A07413

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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	

Legacy Residential

2 Year Fixed

ERC: 2% until 28/02/2027*, then 1% until 29/02/2028*

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%	4.06%	£0	MR2 currently 6.49% Variable	6.2% APRC	J02751
75%	4.16%	£0	MR2 currently 6.49% Variable	6.2% APRC	J02752
90%	4.74%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02753
None	5.34%	£0	MR2 currently 6.49% Variable	6.5% APRC	J02754

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 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 2% until 28/02/2030*, then 1% until 28/02/2031*

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%	4.03%	£0	MR2 currently 6.49% Variable	5.6% APRC	J19718
75%	4.08%	£0	MR2 currently 6.49% Variable	5.6% APRC	J19719
90%	4.47%	£0	MR2 currently 6.49% Variable	5.8% APRC	J19720
None	5.14%	£0	MR2 currently 6.49% Variable	6.1% APRC	J19721

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.

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%	4.64% (BBR 0.89% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07135
75%	4.64% (BBR 0.89% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07136
90%	4.82% (BBR 1.07% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07137
None	4.95% (BBR 1.20% until 29/02/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07138

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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.

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% APRC	J08015

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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>	

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 3131

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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
works