

Product switch rate guide

For existing The Mortgage Works customers switching products
Effective from 04/12/2025



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

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

Buy to Let

2 Year Fixed

ERC: 2% until 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% | 2.84% | 3% of Loan Amount | MR6 currently 7.99% Variable | 7.5% APRC | B27229 |
| 55% | 3.59% | £3995 | MR6 currently 7.99% Variable | 7.4% APRC | B27230 |
| 55% | 3.89% | £1495 | MR6 currently 7.99% Variable | 7.5% APRC | B27231 |
| 55% | 4.39% | £0 | MR6 currently 7.99% Variable | 7.5% APRC | B27232 |
| 65% | 2.84% | 3% of Loan Amount | MR6 currently 7.99% Variable | 7.5% APRC | B27233 |
| 65% | 3.59% | £3995 | MR6 currently 7.99% Variable | 7.5% APRC | B27234 |
| 65% | 3.89% | £1495 | MR6 currently 7.99% Variable | 7.5% APRC | B27235 |
| 65% | 4.39% | £0 | MR6 currently 7.99% Variable | 7.5% APRC | B27236 |
| 75% | 2.89% | 3% of Loan Amount | MR7 currently 8.49% Variable | 7.9% APRC | B27237 |
| 75% | 3.64% | £3995 | MR7 currently 8.49% Variable | 7.9% APRC | B27238 |
| 75% | 3.99% | £1495 | MR7 currently 8.49% Variable | 7.9% APRC | B27239 |
| 75% | 4.44% | £0 | MR7 currently 8.49% Variable | 7.9% APRC | B27240 |
| 80% | 4.44% | 2% of Loan Amount | MR8 currently 8.49% Variable | 8.2% APRC | B27241 |
| 80% | 5.39% | £0 | MR8 currently 8.49% Variable | 8.2% APRC | B27242 |
| None | 5.69% | £0 | MR8 currently 8.49% Variable | 8.2% APRC | B27243 |

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.

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| 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% | 3.19% | 3% of Loan Amount | MR6 currently 7.99% Variable | 7.1% APRC | B30476 |
| 65% | 3.89% | £1495 | MR6 currently 7.99% Variable | 7.1% APRC | B30477 |
| 65% | 4.34% | £0 | MR6 currently 7.99% Variable | 7.2% APRC | B30478 |
| 75% | 3.34% | 3% of Loan Amount | MR7 currently 8.49% Variable | 7.6% APRC | B30479 |
| 75% | 4.04% | £1495 | MR7 currently 8.49% Variable | 7.5% APRC | B30480 |
| 75% | 4.44% | £0 | MR7 currently 8.49% Variable | 7.6% APRC | B30481 |

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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% | 3.59% | 3% of Loan Amount | MR6 currently 7.99% Variable | 6.6% APRC | B94453 |
| 55% | 3.89% | £3995 | MR6 currently 7.99% Variable | 6.6% APRC | B94454 |
| 55% | 4.04% | £1495 | MR6 currently 7.99% Variable | 6.5% APRC | B94455 |
| 55% | 4.24% | £0 | MR6 currently 7.99% Variable | 6.6% APRC | B94456 |
| 65% | 3.59% | 3% of Loan Amount | MR6 currently 7.99% Variable | 6.6% APRC | B94457 |
| 65% | 3.89% | £3995 | MR6 currently 7.99% Variable | 6.5% APRC | B94458 |
| 65% | 4.04% | £1495 | MR6 currently 7.99% Variable | 6.5% APRC | B94459 |
| 65% | 4.24% | £0 | MR6 currently 7.99% Variable | 6.6% APRC | B94460 |
| 75% | 3.69% | 3% of Loan Amount | MR7 currently 8.49% Variable | 6.9% APRC | B94461 |
| 75% | 3.94% | £3995 | MR7 currently 8.49% Variable | 6.8% APRC | B94462 |
| 75% | 4.14% | £1495 | MR7 currently 8.49% Variable | 6.9% APRC | B94463 |
| 75% | 4.34% | £0 | MR7 currently 8.49% Variable | 6.9% APRC | B94464 |
| 80% | 4.84% | 2% of Loan Amount | MR8 currently 8.49% Variable | 7.3% APRC | B94465 |
| 80% | 5.19% | £0 | MR8 currently 8.49% Variable | 7.3% APRC | B94466 |
| None | 5.49% | £0 | MR8 currently 8.49% Variable | 7.4% APRC | B94467 |

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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% | 4.49% (BBR 0.49% until 29/02/2028) | £1495 | MR6 currently 7.99% Variable | 7.6% APRC | B71143 |
| 65% | 4.99% (BBR 0.99% until 29/02/2028) | £0 | MR6 currently 7.99% Variable | 7.6% APRC | B71144 |
| 75% | 4.59% (BBR 0.59% until 29/02/2028) | £1495 | MR7 currently 8.49% Variable | 8.0% APRC | B71145 |
| 75% | 5.09% (BBR 1.09% until 29/02/2028) | £0 | MR7 currently 8.49% Variable | 8.1% 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% | 7.99% | £0 | MR6 currently 7.99% Variable | 8.4% APRC | B08253 |

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|----------------------------------|-----|---------------------------------|-----|-----------------|-----|-------------------|--------------------|------------------------|
| Buy to Let | HMO | Buy to Let | HMO | Buy to Let | HMO | | | |

Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 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 8.49% Variable | 8.2% APRC | T20472 |
| 75% | 5.09% | £1495 | MR7 currently 8.49% Variable | 8.2% APRC | T20473 |
| 75% | 6.09% | £0 | MR7 currently 8.49% Variable | 8.3% APRC | T20474 |
| None | 6.34% | £0 | MR8 currently 8.49% Variable | 8.4% APRC | T20475 |

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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 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 8.49% Variable | 7.4% APRC | T90601 |
| 75% | 5.19% | £1495 | MR7 currently 8.49% Variable | 7.3% APRC | T90602 |
| 75% | 5.54% | £0 | MR7 currently 8.49% Variable | 7.4% APRC | T90603 |
| None | 5.89% | £0 | MR8 currently 8.49% Variable | 7.6% APRC | T90604 |

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

Large Porfolio: Buy to Let

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% | 3.24% | 3% of Loan Amount | MR7 currently 8.49% Variable | 8.0% APRC | Q20850 |
| 75% | 4.24% | £1495 | MR7 currently 8.49% Variable | 8.0% APRC | Q20851 |
| 75% | 4.74% | £0 | MR7 currently 8.49% Variable | 8.0% APRC | Q20852 |
| 80% | 4.79% | 2% of Loan Amount | MR8 currently 8.49% Variable | 8.3% APRC | Q20853 |
| 80% | 5.79% | £0 | MR8 currently 8.49% Variable | 8.2% APRC | Q20854 |
| None | 5.79% | £0 | MR8 currently 8.49% Variable | 8.2% APRC | Q20855 |

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

Large Porfolio: Buy to Let

5 Year Fixed

ERC: 5% until 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 8.49% Variable | 7.0% APRC | Q90874 |
| 75% | 4.34% | £1495 | MR7 currently 8.49% Variable | 7.0% APRC | Q90875 |
| 75% | 4.64% | £0 | MR7 currently 8.49% Variable | 7.0% APRC | Q90876 |
| 80% | 4.84% | 2% of Loan Amount | MR8 currently 8.49% Variable | 7.3% APRC | Q90877 |
| 80% | 5.39% | £0 | MR8 currently 8.49% Variable | 7.4% APRC | Q90878 |
| None | 5.49% | £0 | MR8 currently 8.49% Variable | 7.4% APRC | Q90879 |

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|----------------------------------|-----|---------------------------------|-----|-----------------|-----|-------------------|--------------------|------------------------|
| Buy to Let | HMO | Buy to Let | HMO | Buy to Let | HMO | | | |

Large Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 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 8.49% Variable | 8.2% APRC | TQ2220 |
| 75% | 5.09% | £1495 | MR7 currently 8.49% Variable | 8.2% APRC | TQ2221 |
| 75% | 6.09% | £0 | MR7 currently 8.49% Variable | 8.3% APRC | TQ2222 |
| None | 6.34% | £0 | MR8 currently 8.49% Variable | 8.4% APRC | TQ2223 |

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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

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| 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 8.49% Variable | 7.4% APCR | TQ9228 |
| 75% | 5.19% | £1495 | MR7 currently 8.49% Variable | 7.4% APCR | TQ9229 |
| 75% | 5.54% | £0 | MR7 currently 8.49% Variable | 7.4% APCR | TQ9230 |
| None | 5.89% | £0 | MR8 currently 8.49% Variable | 7.6% APCR | TQ9231 |

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|----------------------------------|-----|---------------------------------|-----|-----------------|-----|-------------------|--------------------|------------------------|
| Buy to Let | HMO | Buy to Let | HMO | Buy to Let | HMO | | | |

Limited Company: Buy to Let

2 Year Fixed

ERC: 2% until 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 8.49% Variable | 8.1% APRC | W20867 |
| 75% | 4.54% | £3995 | MR7 currently 8.49% Variable | 8.1% APRC | W20868 |
| 75% | 4.89% | £1495 | MR7 currently 8.49% Variable | 8.1% APRC | W20869 |
| 75% | 5.44% | £0 | MR7 currently 8.49% Variable | 8.2% APRC | W20870 |
| 80% | 5.19% | 2% of Loan Amount | MR8 currently 8.49% Variable | 8.3% APRC | W20871 |
| 80% | 6.09% | £0 | MR8 currently 8.49% Variable | 8.3% APRC | W20872 |
| None | 6.34% | £0 | MR8 currently 8.49% Variable | 8.4% APRC | W20873 |

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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*

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|-------------|--------------|-------------------|---|---------------------------|--------------|
| 70% | 3.99% | 5% of Loan Amount | MR7 currently 8.49% Variable | 7.3% APCR | W91149 |
| 70% | 4.44% | 3% of Loan Amount | MR7 currently 8.49% Variable | 7.3% APCR | W91150 |
| 70% | 4.74% | £3995 | MR7 currently 8.49% Variable | 7.3% APCR | W91151 |
| 70% | 4.84% | £1495 | MR7 currently 8.49% Variable | 7.2% APCR | W91152 |
| 70% | 5.09% | £0 | MR7 currently 8.49% Variable | 7.2% APCR | W91153 |
| 75% | 4.44% | 3% of Loan Amount | MR7 currently 8.49% Variable | 7.3% APCR | W91154 |
| 75% | 4.74% | £3995 | MR7 currently 8.49% Variable | 7.3% APCR | W91155 |
| 75% | 4.84% | £1495 | MR7 currently 8.49% Variable | 7.2% APCR | W91156 |
| 75% | 5.09% | £0 | MR7 currently 8.49% Variable | 7.2% APCR | W91157 |
| 80% | 5.34% | 2% of Loan Amount | MR8 currently 8.49% Variable | 7.6% APCR | W91158 |
| 80% | 5.79% | £0 | MR8 currently 8.49% Variable | 7.6% APCR | W91159 |
| None | 5.89% | £0 | MR8 currently 8.49% Variable | 7.6% APCR | W91160 |

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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 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% | 4.34% (BBR 0.34% until 29/02/2028) | 3% of Loan Amount | MR7 currently 8.49% Variable | 8.3% APRC | W70068 |

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¹Switch 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 | | | |

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 8.49% Variable | 8.2% APCR | WT2245 |
| 75% | 5.09% | £1495 | MR7 currently 8.49% Variable | 8.2% APCR | WT2246 |
| 75% | 6.09% | £0 | MR7 currently 8.49% Variable | 8.3% APCR | WT2247 |
| None | 6.34% | £0 | MR8 currently 8.49% Variable | 8.4% APCR | WT2248 |

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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 8.49% Variable | 7.4% APCR | WT9255 |
| 75% | 5.19% | £1495 | MR7 currently 8.49% Variable | 7.4% APCR | WT9256 |
| 75% | 5.54% | £0 | MR7 currently 8.49% Variable | 7.4% APCR | WT9257 |
| None | 5.89% | £0 | MR8 currently 8.49% Variable | 7.6% APCR | WT9258 |

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

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

Prime Residential

2 Year Fixed

ERC: 2% until 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 | MR5 currently 6.74% Variable | 6.4% APRC | A20577 |
| 75% | 4.16% | £0 | MR5 currently 6.74% Variable | 6.4% APRC | A20578 |
| 90% | 4.74% | £0 | MR5 currently 6.74% Variable | 6.6% APRC | A20579 |
| None | 5.34% | £0 | MR5 currently 6.74% Variable | 6.7% 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 | MR5 currently 6.74% Variable | 5.7% APRC | A99276 |
| 75% | 4.08% | £0 | MR5 currently 6.74% Variable | 5.8% APRC | A99277 |
| 90% | 4.47% | £0 | MR5 currently 6.74% Variable | 5.9% APRC | A99278 |
| None | 5.14% | £0 | MR5 currently 6.74% Variable | 6.3% 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% | 4.89% (BBR 0.89% until 29/02/2028) | £0 | MR5 currently 6.74% Variable | 6.6% APRC | A07410 |
| 75% | 4.89% (BBR 0.89% until 29/02/2028) | £0 | MR5 currently 6.74% Variable | 6.6% APRC | A07411 |
| 90% | 5.07% (BBR 1.07% until 29/02/2028) | £0 | MR5 currently 6.74% Variable | 6.6% APRC | A07412 |
| None | 5.20% (BBR 1.20% until 29/02/2028) | £0 | MR5 currently 6.74% Variable | 6.7% 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 6.74% Variable | 6.4% APRC | J02751 |
| 75% | 4.16% | £0 | MR2 currently 6.74% Variable | 6.4% APRC | J02752 |
| 90% | 4.74% | £0 | MR2 currently 6.74% Variable | 6.6% APRC | J02753 |
| None | 5.34% | £0 | MR2 currently 6.74% Variable | 6.7% 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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 ,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.

| 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 6.74% Variable | 5.7% APRC | J19718 |
| 75% | 4.08% | £0 | MR2 currently 6.74% Variable | 5.8% APRC | J19719 |
| 90% | 4.47% | £0 | MR2 currently 6.74% Variable | 5.9% APRC | J19720 |
| None | 5.14% | £0 | MR2 currently 6.74% Variable | 6.3% APRC | J19721 |

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

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

Legacy Residential

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: None

| Maximum LTV | Initial Rate | Product Fee | Followed by TMW Managed Rate for the remainder of the mortgage term, currently: | Total Cost for Comparison | Product code |
|-------------|------------------------------------|-------------|---|---------------------------|--------------|
| 60% | 4.89% (BBR 0.89% until 29/02/2028) | £0 | MR2 currently 6.74% Variable | 6.6% APCR | J07135 |
| 75% | 4.89% (BBR 0.89% until 29/02/2028) | £0 | MR2 currently 6.74% Variable | 6.6% APCR | J07136 |
| 90% | 5.07% (BBR 1.07% until 29/02/2028) | £0 | MR2 currently 6.74% Variable | 6.6% APCR | J07137 |
| None | 5.20% (BBR 1.20% until 29/02/2028) | £0 | MR2 currently 6.74% Variable | 6.7% APCR | 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.

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

Legacy Residential

Lifetime Variable

ERC: None

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

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

Additional information

Buy to let, Legacy Residential & Residential

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

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

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

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

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

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

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Need support?

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

Phone: 0345 605 40 60

Monday to Friday, 8am to 6pm

Saturday, 9am to 2pm

themortgageworks.co.uk

The
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works