

Product switch rate guide

For existing The Mortgage Works customers switching products

Effective from 06/02/2026



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 30/04/2027*, then 1% until 30/04/2028*

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	B27311
55%	3.54%	£3995	MR6 currently 7.74% Variable	7.2% APRC	B27312
55%	3.84%	£1495	MR6 currently 7.74% Variable	7.2% APRC	B27313
55%	4.25%	£0	MR6 currently 7.74% Variable	7.3% APRC	B27314
65%	2.72%	3% of Loan Amount	MR6 currently 7.74% Variable	7.3% APRC	B27315
65%	3.54%	£3995	MR6 currently 7.74% Variable	7.3% APRC	B27316
65%	3.84%	£1495	MR6 currently 7.74% Variable	7.3% APRC	B27317
65%	4.25%	£0	MR6 currently 7.74% Variable	7.3% APRC	B27318
75%	2.86%	3% of Loan Amount	MR7 currently 8.24% Variable	7.7% APRC	B27319
75%	3.59%	£3995	MR7 currently 8.24% Variable	7.6% APRC	B27320
75%	3.94%	£1495	MR7 currently 8.24% Variable	7.7% APRC	B27321
75%	4.35%	£0	MR7 currently 8.24% Variable	7.7% APRC	B27322
80%	4.34%	2% of Loan Amount	MR8 currently 8.24% Variable	7.9% APRC	B27323
80%	5.24%	£0	MR8 currently 8.24% Variable	7.9% APRC	B27324
None	5.54%	£0	MR8 currently 8.24% Variable	8.0% APRC	B27325

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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 30/04/2029*, then 2% until 30/04/2028*, then 1% until 30/04/2029*,

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	6.9% APRC	B30486
65%	3.89%	£1495	MR6 currently 7.74% Variable	6.9% APRC	B30487
65%	4.19%	£0	MR6 currently 7.74% Variable	6.9% APRC	B30488
75%	3.29%	3% of Loan Amount	MR7 currently 8.24% Variable	7.4% APRC	B30489
75%	4.04%	£1495	MR7 currently 8.24% Variable	7.3% APRC	B30490
75%	4.34%	£0	MR7 currently 8.24% Variable	7.4% APRC	B30491

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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

5 Year Fixed

ERC: 5% until 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	B94523
55%	3.89%	£3995	MR6 currently 7.74% Variable	6.4% APRC	B94524
55%	4.04%	£1495	MR6 currently 7.74% Variable	6.4% APRC	B94525
55%	4.14%	£0	MR6 currently 7.74% Variable	6.4% APRC	B94526
65%	3.54%	3% of Loan Amount	MR6 currently 7.74% Variable	6.4% APRC	B94527
65%	3.89%	£3995	MR6 currently 7.74% Variable	6.4% APRC	B94528
65%	4.04%	£1495	MR6 currently 7.74% Variable	6.4% APRC	B94529
65%	4.14%	£0	MR6 currently 7.74% Variable	6.4% APRC	B94530
75%	3.64%	3% of Loan Amount	MR7 currently 8.24% Variable	6.8% APRC	B94531
75%	3.94%	£3995	MR7 currently 8.24% Variable	6.7% APRC	B94532
75%	4.14%	£1495	MR7 currently 8.24% Variable	6.7% APRC	B94533
75%	4.29%	£0	MR7 currently 8.24% Variable	6.7% APRC	B94534
80%	4.79%	2% of Loan Amount	MR8 currently 8.24% Variable	7.2% APRC	B94535
80%	5.19%	£0	MR8 currently 8.24% Variable	7.1% APRC	B94536
None	5.34%	£0	MR8 currently 8.24% Variable	7.2% APRC	B94537

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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 30/04/2027, 0.5% until 30/04/2028

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 30/04/2028)	£1495	MR6 currently 7.74% Variable	7.3% APRC	B71149
65%	4.74% (BBR 0.99% until 30/04/2028)	£0	MR6 currently 7.74% Variable	7.4% APRC	B71150
75%	4.34% (BBR 0.59% until 30/04/2028)	£1495	MR7 currently 8.24% Variable	7.8% APRC	B71151
75%	4.84% (BBR 1.09% until 30/04/2028)	£0	MR7 currently 8.24% Variable	7.8% APRC	B71152

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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: MR6 currently 7.74% Variable	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 30/04/2027*, then 1% until 30/04/2028*

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	T20484
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	T20485
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	T20486
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	T20487

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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

5 Year Fixed

ERC: 5% until 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	T90608
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	T90609
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	T90610
None	5.89%	£0	MR8 currently 8.24% Variable	7.5% APRC	T90611

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<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 30/04/2027*, then 1% until 30/04/2028*

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	Q20872
75%	4.17%	£1495	MR7 currently 8.24% Variable	7.7% APRC	Q20873
75%	4.64%	£0	MR7 currently 8.24% Variable	7.8% APRC	Q20874
80%	4.64%	2% of Loan Amount	MR8 currently 8.24% Variable	8.0% APRC	Q20875
80%	5.64%	£0	MR8 currently 8.24% Variable	8.0% APRC	Q20876
None	5.64%	£0	MR8 currently 8.24% Variable	8.0% APRC	Q20877

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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			

Large Portfolio: Buy to Let

5 Year Fixed

ERC: 5% until 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	Q90895
75%	4.29%	£1495	MR7 currently 8.24% Variable	6.8% APRC	Q90896
75%	4.59%	£0	MR7 currently 8.24% Variable	6.9% APRC	Q90897
80%	4.79%	2% of Loan Amount	MR8 currently 8.24% Variable	7.2% APRC	Q90898
80%	5.24%	£0	MR8 currently 8.24% Variable	7.2% APRC	Q90899
None	5.34%	£0	MR8 currently 8.24% Variable	7.2% APRC	Q90900

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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

2 Year Fixed

ERC: 2% until 30/04/2027*, then 1% until 30/04/2028*

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	TQ2228
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	TQ2229
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	TQ2230
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	TQ2231

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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 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	TQ9233
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	TQ9234
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	TQ9235
None	5.89%	£0	MR8 currently 8.24% Variable	7.5% APRC	TQ9236

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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 Fixed

ERC: 2% until 30/04/2027*, then 1% until 30/04/2028*

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	7.9% APRC	W20885
75%	4.54%	£3995	MR7 currently 8.24% Variable	7.9% APRC	W20886
75%	4.89%	£1495	MR7 currently 8.24% Variable	7.9% APRC	W20887
75%	5.44%	£0	MR7 currently 8.24% Variable	8.0% APRC	W20888
80%	5.04%	2% of Loan Amount	MR8 currently 8.24% Variable	8.1% APRC	W20889
80%	5.99%	£0	MR8 currently 8.24% Variable	8.1% APRC	W20890
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	W20891

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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 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	7.1% APRC	W91196
70%	4.44%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	W91197
70%	4.74%	£3995	MR7 currently 8.24% Variable	7.2% APRC	W91198
70%	4.84%	£1495	MR7 currently 8.24% Variable	7.1% APRC	W91199
70%	5.09%	£0	MR7 currently 8.24% Variable	7.1% APRC	W91200
75%	4.44%	3% of Loan Amount	MR7 currently 8.24% Variable	7.1% APRC	W91201
75%	4.74%	£3995	MR7 currently 8.24% Variable	7.2% APRC	W91202
75%	4.84%	£1495	MR7 currently 8.24% Variable	7.1% APRC	W91203
75%	5.09%	£0	MR7 currently 8.24% Variable	7.1% APRC	W91204
80%	5.19%	2% of Loan Amount	MR8 currently 8.24% Variable	7.4% APRC	W91205
80%	5.64%	£0	MR8 currently 8.24% Variable	7.3% APRC	W91206
None	5.74%	£0	MR8 currently 8.24% Variable	7.4% APRC	W91207

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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 30/04/2027, 0.5% until 30/04/2028

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 30/04/2028)	3% of Loan Amount	MR7 currently 8.24% Variable	8.0% APRC	W70072

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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 30/04/2027*, then 1% until 30/04/2028*

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	WT2257
75%	5.09%	£1495	MR7 currently 8.24% Variable	8.0% APRC	WT2258
75%	5.99%	£0	MR7 currently 8.24% Variable	8.1% APRC	WT2259
None	6.19%	£0	MR8 currently 8.24% Variable	8.1% APRC	WT2260

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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: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/04/2028*, then 4% until 30/04/2029*, then 3% until 30/04/2030*, then 1% until 30/04/2031*

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	WT9262
75%	5.19%	£1495	MR7 currently 8.24% Variable	7.2% APRC	WT9263
75%	5.54%	£0	MR7 currently 8.24% Variable	7.3% APRC	WT9264
None	5.89%	£0	MR8 currently 8.24% Variable	7.5% APRC	WT9265

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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>	

Prime Residential

2 Year Fixed

ERC: 2% until 30/04/2027*, then 1% until 30/04/2028*

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%	3.99%	£0	MR2 currently 6.49% Variable	6.2% APRC	A20589
75%	4.08%	£0	MR2 currently 6.49% Variable	6.2% APRC	A20590
90%	4.74%	£0	MR2 currently 6.49% Variable	6.4% APRC	A20591
None	5.34%	£0	MR2 currently 6.49% Variable	6.5% APRC	A20592

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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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>	

Prime Residential

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 2% until 30/04/2030*, then 1% until 30/04/2031*

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%	3.95%	£0	MR2 currently 6.49% Variable	5.6% APRC	A99288
75%	4.02%	£0	MR2 currently 6.49% Variable	5.6% APRC	A99289
90%	4.46%	£0	MR2 currently 6.49% Variable	5.8% APRC	A99290
None	5.14%	£0	MR2 currently 6.49% Variable	6.1% APRC	A99291

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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>	

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 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	A07422
75%	4.64% (BBR 0.89% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	A07423
90%	4.82% (BBR 1.07% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	A07424
None	4.95% (BBR 1.20% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	A07425

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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 30/04/2027*, then 1% until 30/04/2028*

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%	3.99%	£0	MR2 currently 6.49% Variable	6.2% APRC	J02763
75%	4.08%	£0	MR2 currently 6.49% Variable	6.2% APRC	J02764
90%	4.74%	£0	MR2 currently 6.49% Variable	6.4% APRC	J02765
None	5.34%	£0	MR2 currently 6.49% Variable	6.5% APRC	J02766

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

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 2% until 30/04/2030*, then 1% until 30/04/2031*

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%	3.95%	£0	MR2 currently 6.49% Variable	5.6% APRC	J19730
75%	4.02%	£0	MR2 currently 6.49% Variable	5.6% APRC	J19731
90%	4.46%	£0	MR2 currently 6.49% Variable	5.8% APRC	J19732
None	5.14%	£0	MR2 currently 6.49% Variable	6.1% APRC	J19733

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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 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07147
75%	4.64% (BBR 0.89% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.3% APRC	J07148
90%	4.82% (BBR 1.07% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07149
None	4.95% (BBR 1.20% until 30/04/2028)	£0	MR2 currently 6.49% Variable	6.4% APRC	J07150

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

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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	6.49%	£0	MR2 currently 6.49% Variable	6.7% 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).

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