

Product switch rate guide

For existing The Mortgage Works customers switching products



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

2 Year Fixed

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

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 8.49% Variable	7.7% APRC	B26612
55%	4.09%	£3995	MR6 currently 8.49% Variable	8.0% APRC	B26668
55%	4.39%	£1495	MR6 currently 8.49% Variable	8.0% APRC	B26614
55%	4.94%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26615
65%	3.59%	3% of Loan Amount	MR6 currently 8.49% Variable	7.7% APRC	B26616
65%	4.09%	£3995	MR6 currently 8.49% Variable	8.0% APRC	B26669
65%	4.39%	£1495	MR6 currently 8.49% Variable	8.0% APRC	B26618
65%	4.94%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26619
75%	3.74%	3% of Loan Amount	MR7 currently 8.99% Variable	8.2% APRC	B26620
75%	4.24%	£3995	MR7 currently 8.99% Variable	8.5% APRC	B26602
75%	4.59%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26621
75%	5.14%	£0	MR7 currently 8.99% Variable	8.5% APRC	B26604
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.5% APRC	B26605
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26606
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	B26607

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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 £1,500,000

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
<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

3 Year Fixed

ERC: 3% until 31/12/2025*, then 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
65%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	7.3% APRC	B30390
65%	4.34%	£1495	MR6 currently 8.49% Variable	7.6% APRC	B30391
65%	4.84%	£0	MR6 currently 8.49% Variable	7.7% APRC	B30392
75%	3.79%	3% of Loan Amount	MR7 currently 8.99% Variable	7.7% APRC	B30393
75%	4.54%	£1495	MR7 currently 8.99% Variable	8.0% APRC	B30388
75%	4.99%	£0	MR7 currently 8.99% Variable	8.1% APRC	B30389

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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 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
55%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	6.6% APRC	B93843
55%	4.09%	£3995	MR6 currently 8.49% Variable	7.0% APRC	B93903
55%	4.19%	£1495	MR6 currently 8.49% Variable	6.9% APRC	B93845
55%	4.44%	£0	MR6 currently 8.49% Variable	6.9% APRC	B93846
65%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	6.6% APRC	B93847
65%	4.09%	£3995	MR6 currently 8.49% Variable	7.0% APRC	B93904
65%	4.19%	£1495	MR6 currently 8.49% Variable	6.9% APRC	B93849
65%	4.44%	£0	MR6 currently 8.49% Variable	6.9% APRC	B93850
75%	3.79%	3% of Loan Amount	MR7 currently 8.99% Variable	6.9% APRC	B93862
75%	4.09%	£3995	MR7 currently 8.99% Variable	7.3% APRC	B93852
75%	4.19%	£1495	MR7 currently 8.99% Variable	7.2% APRC	B93863
75%	4.49%	£0	MR7 currently 8.99% Variable	7.2% APRC	B93854
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.5% APRC	B93855
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93856
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93857

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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 31/12/2025, 0.5% until 31/12/2026

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%	5.04% (BBR 0.04% until 31/12/2026)	3% of Loan Amount	MR6 currently 8.49% Variable	8.1% APCR	B71043
65%	5.89% (BBR 0.89% until 31/12/2026)	£1495	MR6 currently 8.49% Variable	8.3% APCR	B71044
65%	6.29% (BBR 1.29% until 31/12/2026)	£0	MR6 currently 8.49% Variable	8.4% APCR	B71045
75%	5.14% (BBR 0.14% until 31/12/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	8.5% APCR	B71046
75%	5.99% (BBR 0.99% until 31/12/2026)	£1495	MR7 currently 8.99% Variable	8.8% APCR	B71047
75%	6.39% (BBR 1.39% until 31/12/2026)	£0	MR7 currently 8.99% Variable	8.8% APCR	B71048

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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: 0.75%

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%	8.49%	£0	MR6 currently 8.49% Variable	8.9% APCR	B08232

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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 31/12/2025*, then 1% until 31/12/2026*

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 8.99% Variable	8.4% APCR	T20401
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.7% APCR	T20402
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	T20403
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	T20400

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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 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APRC	T90530
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	T90534
75%	5.89%	£0	MR7 currently 8.99% Variable	7.8% APRC	T90535
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	T90533

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

Large Porfolio: Buy to Let

2 Year Fixed

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

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 8.99% Variable	8.2% APRC	Q20739
75%	4.79%	£1495	MR7 currently 8.99% Variable	8.5% APRC	Q20740
75%	5.29%	£0	MR7 currently 8.99% Variable	8.5% APRC	Q20741
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.5% APRC	Q20731
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	Q20732
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	Q20733

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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 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	6.9% APRC	Q90757
75%	4.34%	£1495	MR7 currently 8.99% Variable	7.2% APRC	Q90758
75%	4.64%	£0	MR7 currently 8.99% Variable	7.2% APRC	Q90759
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.5% APRC	Q90749
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90750
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90751

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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 31/12/2025*, then 1% until 31/12/2026*

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 8.99% Variable	8.4% APCR	TQ2166
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	TQ2167
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	TQ2168
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	TQ2165

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

Large Portfolio: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	TQ9174
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	TQ9178
75%	5.89%	£0	MR7 currently 8.99% Variable	7.8% APCR	TQ9179
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	TQ9177

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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 31/12/2025*, then 1% until 31/12/2026*

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%	4.69%	3% of Loan Amount	MR7 currently 8.99% Variable	8.4% APRC	W20706
75%	5.19%	£3995	MR7 currently 8.99% Variable	8.7% APRC	W20707
75%	5.79%	£1495	MR7 currently 8.99% Variable	8.8% APRC	W20708
75%	6.39%	£0	MR7 currently 8.99% Variable	8.8% APRC	W20709
80%	5.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	W20710
80%	6.89%	£0	MR8 currently 8.99% Variable	8.9% APRC	W20711
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	W20712

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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

5 Year Fixed

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
70%	4.59%	5% of Loan Amount	MR7 currently 8.99% Variable	7.3% APRC	W90858
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APRC	W90859
70%	5.19%	£3995	MR7 currently 8.99% Variable	7.8% APRC	W90860
70%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90861
70%	5.59%	£0	MR7 currently 8.99% Variable	7.7% APRC	W90862
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APRC	W90863
75%	5.19%	£3995	MR7 currently 8.99% Variable	7.8% APRC	W90864
75%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90865
75%	5.59%	£0	MR7 currently 8.99% Variable	7.7% APRC	W90866
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	W90867
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90868
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90869

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Portfolio Size (0-10 properties)v	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 31/12/2025, 0.5% until 31/12/2026

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.99% (BBR 0.99% until 31/12/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	8.7% APRC	W70048

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

Limited Company: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

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 8.99% Variable	8.4% APRC	WT2186
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	WT2187
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	WT2188
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	WT2185

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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 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

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
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	WT9196
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	WT9200
75%	5.89%	£0	MR7 currently 8.99% Variable	7.8% APCR	WT9201
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	WT9199

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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 31/12/2025*, then 1% until 31/12/2026*

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%	4.39%	£0	MR5 currently 7.74% Variable	7.3% APCR	A20463
75%	4.59%	£0	MR5 currently 7.74% Variable	7.4% APCR	A20464
90%	5.44%	£0	MR5 currently 7.74% Variable	7.6% APCR	A20465
None	5.69%	£0	MR5 currently 7.74% Variable	7.6% APCR	A20466

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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

5 Year Fixed

ERC: 5% until 31/12/2025*, then 4% until 31/12/2026*, then 3% until 31/12/2027*, then 2% until 31/12/2028*, then 1% until 31/12/2029*

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
60%	4.04%	£0	MR5 currently 7.74% Variable	6.3% APRC	A99165
75%	4.14%	£0	MR5 currently 7.74% Variable	6.4% APRC	A99166
90%	4.79%	£0	MR5 currently 7.74% Variable	6.7% APRC	A99167
None	5.19%	£0	MR5 currently 7.74% Variable	6.9% APRC	A99168

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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 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%	5.89% (BBR 0.89% until 31/12/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07315
75%	5.89% (BBR 0.89% until 31/12/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07316
90%	6.07% (BBR 1.07% until 31/12/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07317
None	6.34% (BBR 1.34% until 31/12/2026)	£0	MR5 currently 7.74% Variable	7.8% APRC	A07318

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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

2 Year Fixed

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

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%	4.39%	£0	MR2 currently 7.74% Variable	7.3% APRC	J02637
75%	4.59%	£0	MR2 currently 7.74% Variable	7.4% APRC	J02638
90%	5.44%	£0	MR2 currently 7.74% Variable	7.6% APRC	J02639
None	5.69%	£0	MR2 currently 7.74% Variable	7.6% APRC	J02640

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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 31/12/2025*, then 4% until 31/12/2026*, then 3% until 31/12/2027*, then 2% until 31/12/2028*, then 1% until 31/12/2029*

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
60%	4.04%	£0	MR2 currently 7.74% Variable	6.3% APRC	J19607
75%	4.14%	£0	MR2 currently 7.74% Variable	6.4% APRC	J19608
90%	4.79%	£0	MR2 currently 7.74% Variable	6.7% APRC	J19609
None	5.19%	£0	MR2 currently 7.74% Variable	6.9% APRC	J19610

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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

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%	5.89% (BBR 0.89% until 31/12/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07040
75%	5.89% (BBR 0.89% until 31/12/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07041
90%	6.07% (BBR 1.07% until 31/12/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07042
None	6.34% (BBR 1.34% until 31/12/2026)	£0	MR2 currently 7.74% Variable	7.8% APRC	J07043

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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

Lifetime Variable

ERC: 0

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	7.74%	£0	MR2 currently 7.74% Variable	8.1% APRC	J08015

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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			

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

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

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