

Mortgage Interest Rates 13.03.24

Product switch rates at a glance

- **Buy to Let**
- **Houses in Multiple Occupation**
- **Large Portfolio**
- **Limited Company**
- **Legacy Residential**
- **Residential**



Buy to Let

Mortgage Interest Rates **13.03.24**

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	B26195	Fixed until 30/04/2026	3.84%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.1% APRC	3% of loan amount	55%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	B26277		4.44%			£3,995		
	B26278		4.74%			£1,495		
	B26279		5.24%			£0		
	B26199		3.89%			3% of loan amount	65%	
	B26280		4.44%			£3,995		
	B26281		4.74%			£1,495		
	B26242		5.24%			£0		
	B26243		4.09%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount	75%	
	B26282		4.64%			£3,995		
	B26283		4.94%			£1,495		
	B26284		5.34%			£0		
	B26207		5.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount	80%	
	B26208		6.49%			£0		
	B26209		6.69%		8.9% APRC		None	
3 Year Fixed	B30330	Fixed until 30/04/2027	3.99%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.8% APRC	3% of loan amount	65%	4% until 30/04/2025*, 3% until 30/04/2026*, 2% until 30/04/2027*
	B30331		4.59%		7.7% APRC	£1,495		
	B30326		4.99%			£0		
	B30332		4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.2% APRC	3% of loan amount	75%	
	B30333		4.64%		8.1% APRC	£1,495		
	B30334		5.09%		8.2% APRC	£0		

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
5 Year Fixed	B93412	Fixed until 30/04/2029	3.99%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.1% APRC	3% of loan amount	55%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	B93413		4.34%			£3,995		
	B93414		4.49%			£1,495		
	B93415		4.69%			£0		
	B93314		3.99%		7.0% APRC	3% of loan amount	65%	
	B93416		4.34%			£3,995		
	B93417		4.49%	7.1% APRC	£1,495	£0		
	B93418		4.69%					
	B93419		4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.5% APRC	3% of loan amount	75%	
	B93420		4.44%			£3,995		
	B93421		4.54%		7.4% APRC	£1,495		
	B93422		4.74%			£0		
	B93322		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	B93323		5.59%		7.7% APRC	£0		
	B93324		5.79%		7.8% APRC		None	
10 Year Fixed	B93325	Fixed until 30/04/2034	4.99%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	6.4% APRC	£1,495	75%	7% until 30/04/2028*, 6% until 30/04/2029*, 5% until 30/04/2030*, 4% until 30/04/2031*, 3.5% until 30/04/2032*, 2.5% until 30/04/2033*, 1.5% until 30/04/2034*
Lifetime Variable	B08232	The Mortgage Works Managed Rate, currently 8.49% variable	8.49%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.9% APRC	£0	65%	None

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Buy to Let

Mortgage Interest Rates 13.03.24

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Tracker	B70971	Bank of England Base Rate (currently 5.25%) plus 0.04% until 30/04/2026	5.29%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.5% APRC	3% of loan amount	65%	0.75% until 30/04/2025*, 0.5% until 30/04/2026*
	B70972	Bank of England Base Rate (currently 5.25%) plus 0.89% until 30/04/2026	6.14%		8.4% APRC	£1,495		
	B70973	Bank of England Base Rate (currently 5.25%) plus 1.29% until 30/04/2026	6.54%			£0		
	B70974	Bank of England Base Rate (currently 5.25%) plus 0.14% until 30/04/2026	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	
	B70975	Bank of England Base Rate (currently 5.25% plus 0.99% until 30/04/2026	6.24%		8.8% APRC	£1,495		
	B70976	Bank of England Base Rate (currently 5.25%) plus 1.39% until 30/04/2026	6.64%			£0		

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Houses in Multiple Occupation

Mortgage Interest Rates **13.03.24**

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	T20353	Fixed until 30/04/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	T20354		6.44%			£1,495		
	T20355		6.79%			£0		
	T20356		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC		None	
5 Year Fixed	T90494	Fixed until 30/04/2029	5.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.9% APRC	3% of loan amount	75%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	T90495		5.54%		7.8% APRC	£1,495		
	T90496		5.59%			£0		
	T90488		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.9% APRC			

*Lump sum or regular overpayments can be made 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.

Large Portfolio

Mortgage Interest Rates **13.03.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters Q or LQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact TMWDirect@themortgageworks.co.uk for support selecting non-Large Portfolio products.

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	Q20649	Fixed until 30/04/2026	4.09%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount	75%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	Q20657		4.94%			£1,495		
	Q20658		5.34%			£0		
	Q20641		5.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount	80%	
	Q20642		6.49%			£0		
	Q20643		6.69%		8.9% APRC		None	
5 Year Fixed	Q90666	Fixed until 30/04/2029	4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.5% APRC	3% of loan amount	75%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	Q90667		4.54%		7.4% APRC	£1,495		
	Q90668		4.74%			£0		
	Q90650		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	Q90651		5.59%		7.7% APRC	£0		
	Q90652		5.79%		7.8% APRC		None	

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Large Portfolio Houses in Multiple Occupation

Mortgage Interest Rates **13.03.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters TQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact TMWDirect@themortgageworks.co.uk for support selecting non-Large Portfolio products.

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	TQ2134	Fixed until 30/04/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	TQ2135		6.44%			£1,495		
	TQ2136		6.79%			£0		
	TQ2137		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC		None	
5 Year Fixed	TQ9146	Fixed until 30/04/2029	5.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.9% APRC	3% of loan amount	75%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	TQ9147		5.54%		7.8% APRC	£1,495		
	TQ9148		5.59%			£0		
	TQ9144		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.9% APRC		None	

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Limited Company: Buy to Let

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	W20632	Fixed until 30/04/2026	4.89%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	W20633		5.64%		8.8% APRC	£3,995		
	W20634		6.24%		8.9% APRC	£1,495		
	W20635		6.69%	£0				
	W20614		6.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	2% of loan amount	80%	
	W20615		7.39%		9.0% APRC	£0		
	W20616		7.49%		9.1% APRC		None	

*Lump sum or regular overpayments can be made 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.

Limited Company: Buy to Let

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges	
5 Year Fixed	W90717	Fixed until 30/04/2029	4.69%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.9% APRC	5% of loan amount	70%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*	
	W90718		5.24%			3% of loan amount			
	W90719		5.34%			£3,995			
	W90720		5.54%		7.8% APRC	£1,495	75%		
	W90721		5.59%			£0			
	W90722		5.24%		7.9% APRC	3% of loan amount			80%
	W90723		5.34%	£3,995					
	W90724		5.54%	7.8% APRC		£1,495			
	W90725		5.59%			£0			
	W90726		5.59%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.0% APRC	2% of loan amount	80%		
	W90727		5.99%			£0			
	W90695		5.99%		7.9% APRC		None		
2 Year Tracker	W70038	Bank of England Base Rate (currently 5.25%) plus 0.99% until 30/04/2026	6.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	9.1% APRC	3% of loan amount	75%	0.75% until 30/04/2025*, 0.5% until 30/04/2026*	

*Lump sum or regular overpayments can be made 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.

Limited Company: Houses in Multiple Occupation

Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	WT2153	Fixed until 30/04/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	WT2154		6.44%			£1,495		
	WT2155		6.79%			£0		
	WT2156		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC		None	
5 Year Fixed	WT9165	Fixed until 30/04/2029	5.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.9% APRC	3% of loan amount	75%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	WT9166		5.54%		7.8% APRC	£1,495		
	WT9167		5.59%			£0		
	WT9163		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.9% APRC		None	

*Lump sum or regular overpayments can be made 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

Mortgage Interest Rates **13.03.24**

Available to residential customers whose original product code, which can be found on the mortgage offer, began with the following letters: FS, P, PC, D, 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. Maximum loan (unless otherwise stated) is £1,000,000. Customers have the right to request an illustration for any products that they are eligible for.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	J02565	Fixed until 30/04/2026	4.84%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.6% APRC	£0	60%	2.5% until 30/04/2025*, 1.5% until 30/04/2026*
	J02566		4.99%		7.7% APRC		75%	
	J02567		5.50%		7.8% APRC		90%	
	J02568		5.50%				None	
5 Year Fixed	J19544	Fixed until 30/04/2029	4.34%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	6.6% APRC	£0	60%	5% until 30/04/2025*, 5% until 30/04/2026*, 4% until 30/04/2027*, 3% until 30/04/2028*, 2% until 30/04/2029*
	J19545		4.64%		6.8% APRC		75%	
	J19534		5.04%		6.9% APRC		90%	
	J19546		5.14%		7.0% APRC		None	
Lifetime Variable	J08015	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.99%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	8.4% APRC	£0	None	None

*Lump sum or regular overpayments can be made 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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

Including Guarantor mortgages

Maximum loan amount (unless otherwise stated) is £1,000,000.

Customers have the right to request an illustration for any products that they are eligible for.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	A20391	Fixed until 30/04/2026	4.84%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	7.6% APRC	£0	60%	2.5% until 30/04/2025**, 1.5% until 30/04/2026**
	A20392		4.99%		7.7% APRC		75%	
	A20393		5.50%		7.8% APRC		90%	
	A20394		5.50%				None	
5 Year Fixed	A99102	Fixed until 30/04/2029	4.34%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	6.6% APRC	£0	60%	5% until 30/04/2025**, 5% until 30/04/2026**, 4% until 30/04/2027**, 3% until 30/04/2028**, 2% until 30/04/2029**
	A99103		4.64%		6.8% APRC		75%	
	A99091		5.04%		7.1% APRC		90%	
	A99104		5.14%		7.0% APRC		None	

**Lump sum or regular overpayments can be made 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.

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.

T212 (13.03.24)

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.