## The mortgage works

# Product guide

For intermediary use only.



These rates are for intermediary use only and do not include APRCs which customers need when selecting a mortgage product. This product guide should not be shared with customers.

Details of our APRCs can be found when applying for the product from your mortgage sourcing system.

Portfolio Size (More than 10 mortgage properties)

Limited Company

## Contents

Portfolio Size (0-10 properties)

Buy to Let (0-10 properties at completion)	<u>3</u> to <u>16</u>
Let to Buy (0-10 properties at completion)	<u>17 to 20</u>
Houses in Multiple Occupation (0-10 properties at completion)	<u>21</u> to <u>22</u>
Large Portfolio (Over 10 properties at completion)	<u>23</u> to <u>33</u>
Buy to Let	<u>23</u> to <u>29</u>
• Let to Buy	<u>30</u> to <u>31</u>
Houses in Multiple Occupation	<u>32</u> to <u>33</u>
Limited Company	<u>34</u> to <u>40</u>
Buy to Let	<u>34</u> to <u>38</u>
Houses in Multiple Occupation	<u>39</u> to <u>40</u>
Additional Information	<u>41</u> to <u>42</u>

Benefit abbreviations	Additional information
<b>FV</b> – Free standard valuation	
<b>CB</b> – Cashback	**Cashback will be paid upon completion
<b>FL</b> – Free standard legal fee	Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

Buy to Let Occupation Occupation **Occupation** Buy to Let

Let To Buy

Buy to Let

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple

### 1 Year Fixed

Purchase / Remortgage

Early Repayment Charge: 1% until 30/09/20261

Portfolio Size (0-10 properties)

Let To Buy

Houses in Multiple

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	2.99%	2% of Loan Amount	MR7 currently 8.74% Variable	8.7% APRC	B01319

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

1 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.

2Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company

Buy to Let

Houses in Multiple

**Additional** Information Let To Buy

Portfolio Size (More than 10 mortgage properties)

Limited Company

Houses in Multiple Information

Additional

Houses in Multiple Occupation

Buy to Let

Let To Buy

Houses in Multiple **Occupation** 

Buy to Let

Occupation

## Buy to Let

2 Year Fixed

Buy to Let

Purchase / Remortgage

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	2.79%	3% of Loan Amount	MR6 currently 8.24% Variable	7.7% APRC	B27003
65%	3.69%	£3995	MR6 currently 8.24% Variable	7.8% APRC	B27004
65%	3.84%	£1495	MR6 currently 8.24% Variable	7.6% APRC	B27076
65%	4.19%	£0	MR6 currently 8.24% Variable	7.6% APRC	B27077
75%	2.99%	3% of Loan Amount	MR7 currently 8.74% Variable	8.2% APRC	B27007
75%	3.74%	£3995	MR7 currently 8.74% Variable	8.1% APRC	B27008
75%	4.04%	£1495	MR7 currently 8.74% Variable	8.2% APRC	B27009
75%	4.29%	£0	MR7 currently 8.74% Variable	8.0% APRC	B27078

- <sub>2</sub>Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- \*Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup> 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.

Let To Buy Occupation Let To Buy

Occupation

Buy to Let

Occupation

## Buy to Let

5 Year Fixed

Purchase / Remortgage

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
55%	3.71%	3% of Loan Amount	MR6 currently 8.24% Variable	6.9% APRC	B94198
55%	4.17%	£1495	MR6 currently 8.24% Variable	6.8% APRC	B94199
55%	4.33%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94200
65%	3.71%	3% of Loan Amount	MR6 currently 8.24% Variable	6.8% APRC	B94201
65%	4.17%	£1495	MR6 currently 8.24% Variable	6.8% APRC	B94202
65%	4.33%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94203
75%	3.77%	3% of Loan Amount	MR7 currently 8.74% Variable	7.2% APRC	B94204
75%	4.22%	£1495	MR7 currently 8.74% Variable	7.1% APRC	B94205
75%	4.35%	£0	MR7 currently 8.74% Variable	7.0% APRC	B94261

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

1 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.

2Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Buy to Let 1 Year Fixed | Benefits: Free standard valuation and free standard legal fee3 Remortgage

Buy to Let

Early Repayment Charge: 1% until 30/09/20261

Buy to Let

Portfolio Size (0-10 properties)

Let To Buy

Houses in Multiple

Occupation

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	3.49%	2% of Loan Amount	MR7 currently 8.74% Variable	8.7% APRC	B01320

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

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

Houses in Multiple

Occupation

Additional

<sup>1</sup> 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.

<sup>2</sup>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>\*</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

2 Year Fixed | Benefits: Free standard valuation and free standard legal fee3 Remortgage

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	2.99%	3% of Loan Amount	MR6 currently 8.24% Variable	7.8% APRC	B27013
65%	3.79%	£3995	MR6 currently 8.24% Variable	7.8% APRC	B27014
65%	4.04%	£1495	MR6 currently 8.24% Variable	7.6% APRC	B27081
65%	4.52%	£0	MR6 currently 8.24% Variable	7.8% APRC	B27016
75%	3.15%	3% of Loan Amount	MR7 currently 8.74% Variable	8.2% APRC	B27017
75%	3.84%	£3995	MR7 currently 8.74% Variable	8.1% APRC	B27082
75%	4.09%	£1495	MR7 currently 8.74% Variable	8.1% APRC	B27083
75%	4.62%	£0	MR7 currently 8.74% Variable	8.1% APRC	B27084

- 2Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- \*Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup> 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.

5 Year Fixed | Benefits: Free standard valuation and free standard legal fee<sup>3</sup>

Remortgage

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
55%	3.76%	3% of Loan Amount	MR6 currently 8.24% Variable	6.8% APRC	B94209
55%	4.22%	£1495	MR6 currently 8.24% Variable	6.8% APRC	B94210
55%	4.43%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94211
65%	3.76%	3% of Loan Amount	MR6 currently 8.24% Variable	6.8% APRC	B94212
65%	4.22%	£1495	MR6 currently 8.24% Variable	6.7% APRC	B94213
65%	4.43%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94214
75%	3.82%	3% of Loan Amount	MR7 currently 8.74% Variable	7.2% APRC	B94215
75%	4.27%	£1495	MR7 currently 8.74% Variable	7.1% APRC	B94216
75%	4.44%	£0	MR7 currently 8.74% Variable	7.0% APRC	B94262

- 2Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- \*Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup> 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 (More than 10 mortgage properties)

## Buy to Let

2 Year Fixed | Benefits: Free standard valuation and £400 cashback2 Purchase / Remortgage

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Portfolio Size (0-10 properties)

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	4.04%	£1495	MR6 currently 8.24% Variable	7.7% APRC	B27079
75%	4.09%	£1495	MR7 currently 8.74% Variable	8.1% APRC	B27080

<sup>1</sup> 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.

<sup>2</sup>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>\*</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Buy to Let To Buy

| Let To Buy | Houses in Multiple Occupation | Buy to Let | Let To Buy | Houses in Multiple Occupation | Buy to Let | Buy to Let | Houses in Multiple Occupation | Information | Houses in Multiple Occupation | Houses in Multiple Occupat

Portfolio Size (More than 10 mortgage properties)

Buy to Let

5 Year Fixed | Benefits: Free standard valuation and £400 cashback<sup>2</sup>

Portfolio Size (0-10 properties)

Purchase / Remortgage

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	4.22%	£1495	MR6 currently 8.24% Variable	6.8% APRC	B94207
75%	4.28%	£1495	MR7 currently 8.74% Variable	7.1% APRC	B94208

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

- <sub>2</sub>Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup>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.

Buy to Let To Buy Houses in Multiple Occupation Buy to Let To Buy Occupation Additional Information

Let To Buy Occupation Occupation

Additional Information Occupation

Portfolio Size (More than 10 mortgage properties)

Buy to Let

2 Year Fixed | Benefits: Free standard valuation

Portfolio Size (0-10 properties)

Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	2.99%	3% of Loan Amount	MR6 currently 8.24% Variable	7.8% APRC	B27021
65%	4.52%	£0	MR6 currently 8.24% Variable	7.8% APRC	B27022
75%	3.15%	3% of Loan Amount	MR7 currently 8.74% Variable	8.3% APRC	B27023
75%	4.62%	£0	MR7 currently 8.74% Variable	8.2% APRC	B27085

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

- <sub>2</sub>Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup>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.

Buy to Let To Buy Houses in Multiple Occupation Buy to Let To Buy Occupation Additional Information

Let To Buy Occupation Occupation

Additional Information Occupation

Portfolio Size (More than 10 mortgage properties)

Buy to Let

5 Year Fixed | Benefits: Free standard valuation

Portfolio Size (0-10 properties)

Further Advance

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	3.76%	3% of Loan Amount	MR6 currently 8.24% Variable	6.9% APRC	B94218
65%	4.43%	£0	MR6 currently 8.24% Variable	6.8% APRC	B94219
75%	3.82%	3% of Loan Amount	MR7 currently 8.74% Variable	7.2% APRC	B94220
75%	4.49%	£0	MR7 currently 8.74% Variable	7.2% APRC	B94221

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

- <sub>2</sub>Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sup>1</sup>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 (More than 10 mortgage properties) Limited Company Houses in Multiple Houses in Multiple Houses in Multiple Let To Buy Buy to Let

Buy to Let

Occupation

Let To Buy Occupation

Buy to Let Occupation

Additional Information

## Buy to Let | 80% LTV

2 Year Fixed | Benefits: Free standard valuation

Purchase / Remortgage / Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
80%	4.84%	2% of Loan Amount	MR8 currently 8.74% Variable	8.4% APRC	B27086
80%	5.34%	£0	MR8 currently 8.74% Variable	8.3% APRC	B27087

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

1 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.

<sub>2</sub>Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

ASwitch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Portfolio Size (0-10 properties) Portfolio Size (More than 10 mortgage properties) Limited Company Houses in Multiple Houses in Multiple Houses in Multiple Buy to Let Let To Buy Buy to Let Let To Buy Buy to Let

Occupation

Buy to Let | 80% LTV

Purchase / Remortgage / Further Advance

Occupation

5 Year Fixed | Benefits: Free standard valuation

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
80%	4.94%	2% of Loan Amount	MR8 currently 8.74% Variable	7.6% APRC	B94222
80%	5.39%	£0	MR8 currently 8.74% Variable	7.5% APRC	B94223

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

1 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.

<sub>2</sub>Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Additional

Information

Occupation

Buy to Let To Buy

Let To Buy

Houses in Multiple
Occupation

Buy to Let
Det To Buy

Let To Buy

Houses in Multiple
Occupation

Buy to Let
Occupation

Houses in Multiple
Occupation

Occupation

Portfolio Size (More than 10 mortgage properties)

Green Buy to Let<sup>5</sup>
5 Year Fixed | Benefits: Free standard valuation

Further Advance

Portfolio Size (0-10 properties)

Further Advance

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.39%	£0	MR7 currently 8.74% Variable	7.1% APRC	B94224

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

1You 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.

<sub>2</sub>Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company

Additional

		<del> </del>		<u> </u>			<u> </u>	Additional
to Let	Let To Buy	Houses in Multiple Occupation	Buy to Let	Let To Buy	Houses in Multiple Occupation	Buy to Let	Houses in Multiple Occupation	Information

Portfolio Size (More than 10 mortgage properties)

### Buy to Let

Buy

2 Year Tracker | Benefits: Free standard valuation & Switch to Fix4

Purchase / Remortgage

Early Repayment Charge: 0.75% until 30/09/20261, then 0.50% until 30/09/20271

Portfolio Size (0-10 properties)

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.84% (BBR +0.59% until 30/09/2027)	£1495	MR7 currently 8.74% Variable	8.3% APRC	B71113
75%	5.34% (BBR +1.09% until 30/09/2027)	£0	MR7 currently 8.74% Variable	8.4% APRC	B71114

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

<sup>1</sup> 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.

<sup>&</sup>lt;sub>2</sub>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup> Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

<sub>2</sub>Cashback will be paid upon completion.
<sub>3</sub>Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

1 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.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

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

Let to Buy
2 Year Fixed | Benef

Buy to Let

2 Year Fixed | Benefits: Free standard valuation and £400 cashback Remortgage

Houses in Multiple

Occupation

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)

Let To Buy

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	4.04%	£1495	MR6 currently 8.24% Variable	7.7% APRC	LB2A29
75%	4.09%	£1495	MR7 currently 8.74% Variable	8.1% APRC	LB2A30

Portfolio Size (Over 10 properties)

Let To Buy

Houses in Multiple

Occupation

**Limited Company** 

Buy to Let

Houses in Multiple

Occupation

Additional

Buy to Let To Buy

| Let To Buy | Houses in Multiple | Occupation | Buy to Let | Let To Buy | Houses in Multiple | Occupation | Buy to Let | Docupation | Buy to Let | Houses in Multiple | Occupation | Information | Information | Information | Occupation | Occupatio

Portfolio Size (More than 10 mortgage properties)

## Let to Buy

5 Year Fixed | Benefits: Free standard valuation and £400 cashback<sup>2</sup> Remortgage

Portfolio Size (0-10 properties)

rtemortgag

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	4.22%	£1495	MR6 currently 8.24% Variable	6.8% APRC	LB9351
75%	4.28%	£1495	MR7 currently 8.74% Variable	7.1% APRC	LB9352

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

<sup>1</sup>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.

<sup>&</sup>lt;sub>2</sub>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Let to Buy | 80% LTV

Let To Buy

Buy to Let

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple

## 2 Year Fixed | Benefits: Free standard valuation

Remortgage

Portfolio Size (0-10 properties)

Let To Buy

Kemorigag

Buy to Let

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Houses in Multiple

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
80%	4.99%	2% of Loan Amount	MR8 currently 8.74% Variable	8.6% APRC	LB2A28

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

Houses in Multiple

Additional

<sup>1</sup>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.

<sup>&</sup>lt;sub>2</sub>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Houses in Multiple Buy to Let Let To Buy Buy to Let Let To Buy **Occupation** Occupation

Houses in Multiple

Portfolio Size (More than 10 mortgage properties)

Buy to Let

**Limited Company** 

Occupation

Houses in Multiple

Additional

Information

#### Let to Buy | 80% LTV 5 Year Fixed | Benefits: Free standard valuation

Remortgage

Portfolio Size (0-10 properties)

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
80%	4.89%	2% of Loan Amount	MR8 currently 8.74% Variable	7.6% APRC	LB9353

<sup>1</sup> 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.

<sup>&</sup>lt;sub>2</sub>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup> Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Portfolio Size (0-10 properties)

Let To Buy

Houses in Multiple Occupation Buy to Let

Let To Buy

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple Occupation

Buy to Let

Houses in Multiple Occupation

Limited Company

Information

Additional

## Houses in Multiple Occupation <sup>2</sup> Year Fixed

2 Teal Tike

Buy to Let

Purchase / Remortgage / Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.49%	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	T20436
75%	5.49%	£1495	MR7 currently 8.74% Variable	8.6% APRC	T20437
75%	6.49%	£0	MR7 currently 8.74% Variable	8.8% APRC	T20438

- 1 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.
- <sub>2</sub>Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Portfolio Size (0-10 properties)

Let To Buy

Houses in Multiple

Buy to Let

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple Occupation

Buy to Let

Houses in Multiple Occupation

Limited Company

Additional Information

## Houses in Multiple Occupation

5 Year Fixed

Buy to Let

Purchase / Remortgage / Further Advance

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Occupation

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.9% APRC	T90568
75%	5.39%	£1495	MR7 currently 8.74% Variable	7.7% APRC	T90569
75%	5.49%	£0	MR7 currently 8.74% Variable	7.7% APRC	T90570

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

1You 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.

<sub>2</sub>Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Followed by TMW Managed Rate for the The overall Cost for Maximum LTV Initial Rate Product Fee remainder of the mortgage term, currently: Comparison 75% 8.4% APRC 3.64% 3% of Loan Amount MR7 currently 8.74% Variable 75% 4.44% £1495 MR7 currently 8.74% Variable 8.3% APRC

£0

Buy to Let

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

MR7 currently 8.74% Variable

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

<sub>1</sub>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.

<sub>2</sub>Cashback will be paid upon completion.

Portfolio Size (0-10 properties)

Let To Buy

Large Porfolio: Buy to Let

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Buy to Let

Remortgage

75%

Houses in Multiple

Occupation

2 Year Fixed | Benefits: Free standard valuation and free standard legal fee<sup>3</sup>

4.94%

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company

8.3% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

Q20802

Q20803

Q20804

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage 1 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.

2Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

#### Large Porfolio: Buy to Let 5 Year Fixed | Benefits: Free standard valuation and free standard legal fee<sup>3</sup>

Portfolio Size (0-10 properties)

Let To Buy

Remortgage

Houses in Multiple

Occupation

Buy to Let

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	3.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.3% APRC	Q90826
75%	4.44%	£1495	MR7 currently 8.74% Variable	7.3% APRC	Q90827
75%	4.79%	£0	MR7 currently 8.74% Variable	7.3% APRC	Q90828

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

Limited Company

Buy to Let

Houses in Multiple

Occupation

Additional

4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

This isn't available if the whole loan is being repaid or security released.

2Cashback will be paid upon completion.

Large Porfolio: Buy to Let

Portfolio Size (0-10 properties)

Let To Buy

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Houses in Multiple

Occupation

Buy to Let

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4 60%	£1/05	MR7 currently 8 74% Variable	8.4% APRC	020805

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

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

1 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.

Limited Company

Buy to Let

Houses in Multiple

Occupation

Additional

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Buy to Let

Product Fee

£1495

Portfolio Size (More than 10 mortgage properties)

Let To Buy

1 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.

Houses in Multiple

Occupation

Followed by TMW Managed Rate for the

remainder of the mortgage term, currently:

MR7 currently 8.74% Variable

Portfolio Size (0-10 properties)

Let To Buy

Large Porfolio: Buy to Let

This isn't available if the whole loan is being repaid or security released.

2Cashback will be paid upon completion.

Buy to Let

Purchase / Remortgage

Maximum LTV

75%

Houses in Multiple

Occupation

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

5 Year Fixed | Benefits: Free standard valuation and £400 cashback<sup>2</sup>

Initial Rate

4.44%

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

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

. . . .

Limited Company

The overall Cost for

Comparison

7.3% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

Q90829

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay. \*Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

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

1 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.

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Large Porfolio: Buy to Let

Portfolio Size (0-10 properties)

Let To Buy

Houses in Multiple

Occupation

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Buy to Let

This isn't available if the whole loan is being repaid or security released.

2Cashback will be paid upon completion.

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.94%	£0	MR7 currently 8.74% Variable	8.4% APRC	Q20806

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

**Limited Company** 

Buy to Let

Houses in Multiple

Occupation

Additional

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Buy to Let

Product Fee

£0

Portfolio Size (More than 10 mortgage properties)

Let To Buy

1 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.

4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

Houses in Multiple

Occupation

Followed by TMW Managed Rate for the

remainder of the mortgage term, currently:

MR7 currently 8.74% Variable

Portfolio Size (0-10 properties)

Let To Buy

Large Porfolio: Buy to Let 5 Year Fixed | Benefits: Free standard valuation

This isn't available if the whole loan is being repaid or security released.

2Cashback will be paid upon completion.

Buy to Let

**Further Advance** 

Maximum LTV

75%

Houses in Multiple

Occupation

Initial Rate

4.79%

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

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Limited Company

The overall Cost for

Comparison

7.3% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

Q90830

Product Guide - 01/08/2025 | The Mortgage Works | 28

Product Fee

£0

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

1You 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)

Let To Buy

5 Year Fixed | Benefits: Free standard valuation

Buy to Let

Further Advance

Maximum LTV

75%

Houses in Multiple

Occupation

Initial Rate

4.59%

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Large Porfolio: Green Buy to Let<sup>5</sup>

<sub>2</sub>Cashback will be paid upon completion.
<sub>3</sub>Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sub>4</sub>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

Followed by TMW Managed Rate for the

remainder of the mortgage term, currently:

MR7 currently 8.74% Variable

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

#### Product Guide - 01/08/2025 | The Mortgage Works | 29

Limited Company

The overall Cost for

Comparison

7.2% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

Q90831

**Limited Company** 

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Portfolio Size (0-10 properties)

Let To Buy

2 Year Fixed | Benefits: Free standard valuation and £400 cashback<sup>2</sup> Remortgage

Houses in Multiple

Occupation

- L D

Buy to Let

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.69%	£1495	MR7 currently 8.74% Variable	8.4% APRC	LQ2069

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

<sup>1</sup>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.

<sup>&</sup>lt;sub>2</sub>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

Product Fee

£1495

Limited Company

The overall Cost for

Comparison

7.3% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

LQ9061

1You 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 (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

Followed by TMW Managed Rate for the

remainder of the mortgage term, currently:

MR7 currently 8.74% Variable

2Cashback will be paid upon completion.

Portfolio Size (0-10 properties)

Let To Buy

Large Portfolio: Let to Buy

5 Year Fixed | Benefits: Free standard valuation and £400 cashback2

Initial Rate

4.44%

Buy to Let

Remortgage

Maximum LTV

75%

Houses in Multiple

Occupation

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Product Fee

3% of Loan Amount

Buy to Let

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

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

Followed by TMW Managed Rate for the

remainder of the mortgage term, currently:

MR7 currently 8.74% Variable

1You 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.

<sub>2</sub>Cashback will be paid upon completion.

Portfolio Size (0-10 properties)

Let To Buy

Purchase / Remortgage / Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Buy to Let

2 Year Fixed

Maximum LTV

75%

Houses in Multiple

Occupation

Initial Rate

4 49%

Large Portfolio: Houses in Multiple Occupation

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company

The overall Cost for

Comparison

8.6% APRC

Buy to Let

Houses in Multiple

Occupation

Additional

Information

Product code

TQ2193

Occupation Occupation

Buy to Let

Large Portfolio: Houses in Multiple Occupation 5 Year Fixed

Houses in Multiple

Buy to Let

Purchase / Remortgage / Further Advance

Portfolio Size (0-10 properties)

Let To Buy

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.9% APRC	TQ9202

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

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

- 2Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company

Buy to Let

Houses in Multiple

Occupation

Additional

<sup>1</sup> 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.

Houses in Multiple Information Houses in Multiple Houses in Multiple Let To Buy Buy to Let Let To Buy Buy to Let Buy to Let Occupation Occupation Occupation

Portfolio Size (More than 10 mortgage properties)

#### Limited Company: Buy to Let 2 Year Fixed | Benefits: Free standard valuation

Portfolio Size (0-10 properties)

Purchase / Remortgage / Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	3.99%	3% of Loan Amount	MR7 currently 8.74% Variable	8.3% APRC	W20819
75%	4.84%	£3995	MR7 currently 8.74% Variable	8.3% APRC	W20820
75%	5.09%	£1495	MR7 currently 8.74% Variable	8.3% APRC	W20821
75%	5.59%	£0	MR7 currently 8.74% Variable	8.4% APRC	W20822
80%	5.54%	2% of Loan Amount	MR8 currently 8.74% Variable	8.6% APRC	W20823

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

- 2Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- \*Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

**Limited Company** 

Additional

<sup>1</sup> 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.

Buy to Let To Buy

| Houses in Multiple Occupation | Buy to Let | Let To Buy | Houses in Multiple Occupation | Buy to Let | Let To Buy | Houses in Multiple Occupation | Buy to Let | Information | In

Portfolio Size (More than 10 mortgage properties)

## Limited Company: Buy to Let 5 Year Fixed | Benefits: Free standard valuation

5 real Fixed | Deficills, Free Standard Valuation

Portfolio Size (0-10 properties)

Purchase / Remortgage / Further Advance

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
70%	4.27%	5% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91009
75%	4.67%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91010
75%	4.97%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W91011
75%	5.12%	£1495	MR7 currently 8.74% Variable	7.5% APRC	W91012
75%	5.27%	£0	MR7 currently 8.74% Variable	7.5% APRC	W91013
80%	5.67%	2% of Loan Amount	MR8 currently 8.74% Variable	7.9% APRC	W91014
80%	6.09%	£0	MR8 currently 8.74% Variable	8.0% APRC	W91015

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

- 2Cashback will be paid upon completion.
- 3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.
- 4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges
- 5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

**Limited Company** 

Additional

<sup>1</sup>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.

Buy to Let To Buy Occupation Buy to Let To Buy Occupation Buy to Let To Buy Occupation Occupation Description Occupation

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple

Limited Company: Buy to Let
5 Year Fixed | Benefits: Free standard valuation and £750 cashback<sup>2</sup>

Portfolio Size (0-10 properties)

Remortgage

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Houses in Multiple

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.72%	3% of Loan Amount	MR7 currently 8.74% Variable	7.6% APRC	W91016
75%	5.02%	£3995	MR7 currently 8.74% Variable	7.6% APRC	W91017
75%	5.17%	£1495	MR7 currently 8.74% Variable	7.6% APRC	W91018
75%	5.37%	£0	MR7 currently 8.74% Variable	7.6% APRC	W91019

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

**Limited Company** 

Houses in Multiple

Additional

<sup>1</sup>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.

<sup>2</sup>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Limited Company: Buy to Let Green<sup>5</sup> 5 Year Fixed | Benefits: Free standard valuation

Houses in Multiple

Occupation

Further Advance

Portfolio Size (0-10 properties)

Let To Buy

Buy to Let

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	5.27%	£0	MR7 currently 8.74% Variable	7.6% APRC	W91020

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Houses in Multiple

Occupation

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

1 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.

2Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4 Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

**Limited Company** 

Buy to Let

Houses in Multiple

Occupation

Additional Information

Houses in Multiple Let To Buy Buy to Let Let To Buy Buy to Let Buy to Let Occupation Occupation Occupation

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple

Limited Company: Buy to Let

2 Year Tracker | Benefits: Free standard valuation & Switch to Fix4

Houses in Multiple

Purchase / Remortgage / Further Advance

Portfolio Size (0-10 properties)

Early Repayment Charge: 0.75% until 30/09/20261, then 0.50% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.74% (BBR +0.49% until 30/09/2027)	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	W70057

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

**Limited Company** 

Additional

<sup>1</sup> 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.

<sup>2</sup>Cashback will be paid upon completion.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>\*</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Portfolio Size (0-10 properties)

Let To Buy

Houses

Houses in Multiple Occupation

Buy to Let

Let To Buy

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple Occupation

Buy to Let

**Limited Company** 

Houses in Multiple Occupation Information

Additional

## Limited Company: Houses in Multiple Occupation

2 Year Fixed

Buy to Let

Purchase / Remortgage / Further Advance

Early Repayment Charge: 2% until 30/09/20261, then 1% until 30/09/20271

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.49%	3% of Loan Amount	MR7 currently 8.74% Variable	8.6% APRC	WT2211

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

1You 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.

<sub>2</sub>Cashback will be paid upon completion.

3 Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

4Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

5Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Portfolio Size (0-10 properties)

Let To Buy

Houses

Houses in Multiple Occupation

Buy to Let

Let To Buy

Portfolio Size (More than 10 mortgage properties)

Houses in Multiple Occupation

Buy to Let

**Limited Company** 

Houses in Multiple Occupation <u>Information</u>

Additional

## Limited Company: Houses in Multiple Occupation 5 Year Fixed

5 Teal Fixe

Buy to Let

Purchase / Remortgage / Further Advance

Early Repayment Charge: 5% until 30/09/2027¹, then 4% until 30/09/2028¹, then 3% until 30/09/2029¹, then 1% until 30/09/2030¹

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.74% Variable	7.9% APRC	WT9224

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

2Cashback will be paid upon completion.

<sup>1</sup>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.

<sup>3</sup> Exclusions/additional charges may apply. Please see TMW website criteria page for full terms and conditions and a list of non-standard fees your client may have to pay.

<sup>4</sup>Switch to fix option allows an applicant to switch to an existing customer fixed rate, within the same product range at any time during the benefit period without incurring early repayment charges

<sup>5</sup>Only available where 100% of the Further Advance is to be used to make green improvements to the security (see lending criteria for acceptable purposes).

Switch to Fix option allows a customer to switch to an existing customer fixed rate, within the same product range, at any time during the benefit period without

Portfolio Size (More than 10 mortgage properties)

Let To Buy

Your client 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.

All fixed

1 and 2 year fixed

5 year fixed

Term

Tracker and variable products have a stress of 5.50% or pay rate +2.00%. We'll always use whichever is higher

Houses in Multiple

Occupation

65% LTV or lower

Higher than 65% LTV

All LTVs

65% LTV or lower

Higher than 65% LTV

Loan to Value (LTV)

Limited Company

Buy to Let

Houses in Multiple

Occupation

4.00% or pay rate

4.50% or pay rate 5.50% or pay rate +2.00%

4.00% or pay rate

4.50% or pay rate

Stress rate

(we'll always use which ever is higher)

41

Additional Information

Like for like remortgage All fixed All LTVs 4.50% or pay rate

Purchase, Remortgage with capital raising or further advance 5 year fixed All LTVs 5.50% or pay rate +2.00%

All LTVs 4.50% or pay rate +2.00%

All LTVs 4.50% or pay rate

When calculating the maximum borrowing, this will include any product fees you want to add to the loan. If the product fee is being added to the loan, this can exceed the maximum LTV. But it can't exceed the maximum loan amount.

For further advances individual loan elements will be stressed separately in line with the above. However, the stress rate applied to existing lending will also be set

to a minimum of the stress rate applicable to the new borrowing. Please download our <u>further advance calculator</u> for support calculating potential further borrowing. For portfolio landlord applications, an aggregate rental calculation applies (please refer to the lending criteria section of the TMW website for details)

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

Portfolio Size (0-10 properties)

Let To Buy

**Interest Cover Ratios (ICR) and Stress Rates** 

Like for like remortgage

Purchase, Remortgage with capital raising or

further advance

Limited Company BTL and HMO applications

incurring early repayment charges.

Buy to Let

Houses in Multiple

Occupation

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

Additional information

Buy to Let

The Mortgage Works (UK) plc. 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 FCA. You can confirm our registration on the FCA's website fca.org.uk.

Registered Office: Nationwide House, Pipers Way, Swindon, SN38 1NW. Registered in England. Company Registration Number 2222856.

80% LTV 8.74% (Issue 8) 2 Year Tracker 0.75% 0.50% Maximum Loan per property\*\* Product / Customer Type LTV Maximum Loan 2 Year Fixed 2% 1% 50% £1,500,000 70% £1.000.000 Buy to let 75% £750,000 5 Year Fixed 5% 5% 4% 3% 1% 80% £350,000 50% £750,000 70% £500.000 First Time Landlords £350.000 80%

Standard terms and conditions available on request. All information correct at time of going to press. No responsibility can be taken for information held within any mortgage sourcing system. The Company reserves the right to withdraw any of the products in this brochure at any time, or to

The Mortgage Works reserves the right to change BBR tracked products within 60 days of a Bank of England rate change. This communication is for use by and restricted to professional intermediaries. Under no circumstances should the communication be given, copied or distributed to actual or

Portfolio Size (More than 10 mortgage properties)

Let To Buy

FRC.

1 Year Fixed

Houses in Multiple

Occupation

30-Sep-27

30-Sep-26

1%

30-Sep--28

30-Sep-29

Limited Company

Buy to Let

30-Sep-30

Houses in Multiple

Occupation

30-Sep-33

30-Sep-34

30-Sep-35

30-Sep--32

30-Sep-31

Additional Information

£500,000

£350.000

£750,000

£500,000

Visit themortgageworks.co.uk to submit your applications via TMW Online. Applications are required.

Portfolio Size (0-10 properties)

Let To Buy

Product LTV

55% LTV

65% LTV 70% LTV

75% LTV

Let to Buy

HMO

potential borrowers.

Buv to Let

Houses in Multiple

Occupation

Follow On Rates

All products followed by The Mortgage

Works Managed Rate for the remainder of the term as per the table below:

70%

80%

65%

75%

change or vary the actual rate quoted. BBR refers to the Bank of England Base Rate.

\*\* Maximum loan on Green Further Advance products is £15,000

Additional information continued...

**Managed Rates** 

8.24% (Issue 6)

8.74% (Issue 7)

Buy to Let

The Mortgage Works (UK) plc. 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 FCA. You can confirm our registration on the FCA's website fca.org.uk.

Registered Office: Nationwide House, Pipers Way, Swindon, SN38 1NW. Registered in England. Company Registration Number 2222856.

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

### The mortgage works

# Need support?

Use **Broker Chat** to talk to us about any pre-lending criteria enquiries. Available:

Mondays 9.30am - 5pm

Tuesday - Friday: 9am - 5pm

For further copies of the product guide, lending criteria or application form, please see **themortgageworks.co.uk/intermediaries**For a decision in principle and case updates call 0345 605 40 60 or email **dip@themortgageworks.co.uk** 

These rates are for intermediary use only and do not include APRCs which customers need when selecting a mortgage product. This product guide should not be shared with customers. Details of our APRCs can be found when applying for the product from your mortgage sourcing system.