Product switch rate guide

For existing The Mortgage Works customers switching products



The mortgage works

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		<u>Limited Company</u>		Prime Residential	Legacy	Additional Informat
y to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Frime Residential	Residential	Additional Informa
Co	onten	ts						
• вт	ΓL						<u>3</u> to <u>7</u>	
• нг	мо						<u>8</u> to <u>9</u>	
• La	rge Portfoli	Over 10 prop	perties at comp	oletion)			<u>10</u> to <u>13</u>	
	• BTL						<u>10</u> to <u>11</u>	
	 HMO 						<u>12</u> to <u>13</u>	
• Li	imited Comp	oany					<u>14</u> to <u>18</u>	
	• BTL						<u>14</u> to <u>16</u>	
	 HMO 						<u>17</u> to <u>18</u>	
• R	esidential &	Legacy					<u>19</u> to <u>25</u>	
	• Residentia	al					<u>19</u> to <u>21</u>	
	• Legacy						22 to 25	
· Ac	ditional Inf	ormation					<u>26+</u>	

Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

2 Year Fixed ERC: 2% until 28/02/2026*. then 1% until 28/02/2027*

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

6.19%

Portfolio Size (0-10 properties)

Buy to Let

None

HMO

Buy to Let

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
55%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	8.2% APRC	B26721
55%	4.34%	£3995	MR6 currently 8.49% Variable	8.1% APRC	B26722
55%	4.59%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26723
55%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26724
65%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	8.2% APRC	B26725
65%	4.34%	£3995	MR6 currently 8.49% Variable	8.1% APRC	B26726
65%	4.59%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26727
65%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26728
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	8.6% APRC	B26729
75%	4.39%	£3995	MR7 currently 8.99% Variable	8.6% APRC	B26730
75%	4.69%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26731
75%	5.24%	£0	MR7 currently 8.99% Variable	8.6% APRC	B26732
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	B26733
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26734

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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

£0

early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early

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

8.8% APRC

B26735

Legacy

Residential

Additional Information

Prime Residential

MR8 currently 8.99% Variable

Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 65% 3.89% 3% of Loan Amount MR6 currently 8.49% Variable 7.7% APRC B30404 65% 4.54% £1495 MR6 currently 8.49% Variable 7.7% APRC B30405 65% 4.94% £0 MR6 currently 8.49% Variable 7.7% APRC B30406 MR7 currently 8.99% Variable 75% 3.99% 3% of Loan Amount 8.1% APRC B30407

£1495

£0

Buy to Let

Limited Company

HMO

Portfolio Size (0-10 properties)

Buy to Let

3 Year Fixed

75%

75%

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

ERC: 3% until 28/02/2026*. then 2% until 28/02/2027*. then 1% until 29/02/2028*.

4.64%

5.04%

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Legacy

Residential

Total Cost for

8.1% APRC

8.1% APRC

Additional Information

B30408

B30409

Prime Residential

Followed by TMW Managed Rate for the remainder of the

MR7 currently 8.99% Variable

MR7 currently 8.99% Variable

5 Year Fixed ERC: 5% until 28/02/2027*. then 4% until 29/02/2028*. then 3% until 28/02/2029*. then 1% until 28/02/2030*

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

Portfolio Size (0-10 properties)

Buy to Let

HMO

Buy to Let

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
55%	3.99%	3% of Loan Amount	MR6 currently 8.49% Variable	7.1% APRC	B93976
55%	4.34%	£3995	MR6 currently 8.49% Variable	7.1% APRC	B93977
55%	4.49%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93978
55%	4.69%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93979
65%	3.99%	3% of Loan Amount	MR6 currently 8.49% Variable	7.1% APRC	B93980
65%	4.34%	£3995	MR6 currently 8.49% Variable	7.1% APRC	B93981
65%	4.49%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93982
65%	4.69%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93983
75%	4.04%	3% of Loan Amount	MR7 currently 8.99% Variable	7.4% APRC	B93984
75%	4.34%	£3995	MR7 currently 8.99% Variable	7.4% APRC	B93985
75%	4.49%	£1495	MR7 currently 8.99% Variable	7.3% APRC	B93986
75%	4.69%	£0	MR7 currently 8.99% Variable	7.3% APRC	B93987
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	B93988
80%	5.39%	£0	MR8 currently 8.99% Variable	7.6% APRC	B93989
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93990

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early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early

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

Legacy

Residential

Additional Information

Prime Residential

2 Year Tracker | Benefit: 1Switch to Fix ERC: 0.75% until 28/02/2026. 0.5% until 28/02/2027

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

Portfolio Size (0-10 properties)

Buy to Let

HMO

Buy to Let

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	4.79% (BBR 0.04% until 28/02/2027)	3% of Loan Amount	MR6 currently 8.49% Variable	8.4% APRC	B71061
65%	5.64% (BBR 0.89% until 28/02/2027)	£1495	MR6 currently 8.49% Variable	8.3% APRC	B71062
65%	6.04% (BBR 1.29% until 28/02/2027)	£0	MR6 currently 8.49% Variable	8.3% APRC	B71063
75%	4.89% (BBR 0.14% until 28/02/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APRC	B71064
75%	5.74% (BBR 0.99% until 28/02/2027)	£1495	MR7 currently 8.99% Variable	8.7% APRC	B71065
75%	6.14% (BBR 1.39% until 28/02/2027)	£0	MR7 currently 8.99% Variable	8.7% APRC	B71066

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

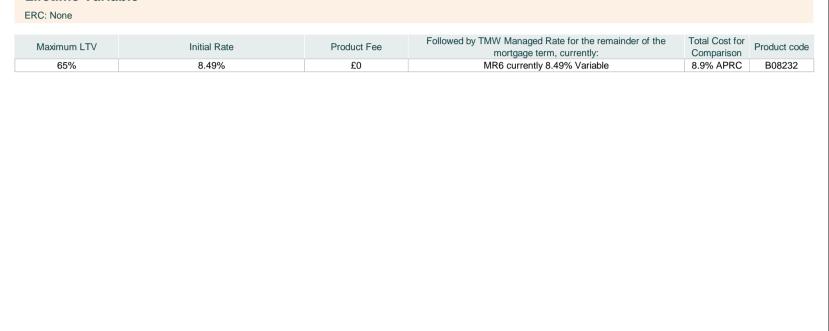
1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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

Legacy

Residential

Additional Information



1 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

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

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

Buy to Let

Lifetime Variable

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

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

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

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

Buy to Let

Legacy

Residential

Additional Information

mortgage term, currently: Comparison 75% 4.79% 3% of Loan Amount MR7 currently 8.99% Variable 8.8% APRC T20410 75% MR7 currently 8.99% Variable T20411 5.89% £1495 8.8% APRC T20412 75% 6.79% £0 MR7 currently 8.99% Variable 8.9% APRC MR8 currently 8.99% Variable None 6.99% £0 9.0% APRC T20413

Limited Company

HMO

Buy to Let

Product Fee

Portfolio Size (0-10 properties)

НМО

ERC: 2% until 28/02/2026*, then 1% until 28/02/2027*

Houses of Multiple Occupation

Buy to Let

2 Year Fixed

Maximum LTV

Portfolio Size (10+ properties)

HMO

Buv to Let

Initial Rate

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring

early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000
You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Legacy

Residential

Total Cost for

Additional Information

Product code

Prime Residential

Followed by TMW Managed Rate for the remainder of the

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 5.29% 3% of Loan Amount MR7 currently 8.99% Variable 8.0% APRC T90543 75% 5.59% MR7 currently 8.99% Variable 7.8% APRC T90544 £1495 75% 5.89% £0 MR7 currently 8.99% Variable 7.9% APRC T90545

£0

Buy to Let

Limited Company

HMO

Portfolio Size (0-10 properties)

5 Year Fixed

None

НМО

Houses of Multiple Occupation

Buy to Let

Portfolio Size (10+ properties)

ERC: 5% until 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 1% until 28/02/2030*

HMO

Buy to Let

5.99%

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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

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Legacy

Residential

7.9% APRC

Additional Information

T90546

Prime Residential

MR8 currently 8.99% Variable

Large Porfolio: Buy to Let 2 Year Fixed ERC: 2% until 28/02/2026*, then 1% until 28/02/2027* Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.09% 3% of Loan Amount MR7 currently 8.99% Variable 8.7% APRC Q20756 75% 4.89% £1495 MR7 currently 8.99% Variable Q20757 8.6% APRC 75% 5.54% £0 MR7 currently 8.99% Variable 8.6% APRC Q20758 2% of Loan Amount MR8 currently 8.99% Variable 80% 4.99% 8.7% APRC Q20759 80% 5.99% MR8 currently 8.99% Variable 8.7% APRC Q20760 £0 MR8 currently 8.99% Variable Q20761 6.19% £0 8.8% APRC None

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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

Legacy

Residential

Additional Information

Large Porfolio: Buy to Let 5 Year Fixed ERC: 5% until 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 1% until 28/02/2030* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.24% 3% of Loan Amount MR7 currently 8.99% Variable 7.5% APRC Q90784 75% 4.69% £1495 MR7 currently 8.99% Variable Q90785 7.4% APRC 75% 4.94% £0 MR7 currently 8.99% Variable 7.5% APRC Q90786 2% of Loan Amount MR8 currently 8.99% Variable 80% 4.99% 7.7% APRC Q90787 80% 5.39% MR8 currently 8.99% Variable 7.7% APRC Q90788 £0 MR8 currently 8.99% Variable Q90789 5.49% £0 7.7% APRC None

Buy to Let

Limited Company

HMO

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring

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

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

Legacy

Residential

Additional Information

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.79% 3% of Loan Amount MR7 currently 8.99% Variable 8.8% APRC TQ2171 75% 5.89% MR7 currently 8.99% Variable TQ2172 £1495 8.8% APRC 75% 6.79% £0 MR7 currently 8.99% Variable 8.9% APRC TQ2173 MR8 currently 8.99% Variable TQ2174 None 6.99% £0 9.0% APRC

Limited Company

HMO

Buy to Let

Legacy

Residential

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Additional Information

Prime Residential

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 28/02/2026*, then 1% until 28/02/2027*

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

Large Portfolio: Houses of Multiple Occupation

НМО

Buy to Let

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring

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

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early

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

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 5.29% 3% of Loan Amount MR7 currently 8.99% Variable 8.0% APRC TQ9183 75% 5.59% MR7 currently 8.99% Variable 7.8% APRC TQ9184 £1495 75% 5.89% £0 MR7 currently 8.99% Variable 7.9% APRC TQ9185 MR8 currently 8.99% Variable TQ9186 None 5.99% £0 7.9% APRC

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

5 Year Fixed

Portfolio Size (10+ properties)

Large Portfolio: Houses of Multiple Occupation

ERC: 5% until 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 1% until 28/02/2030*

НМО

Buy to Let

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

1Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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

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

Legacy

Residential

Additional Information

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee Comparison mortgage term, currently: 75% 4.89% 3% of Loan Amount MR7 currently 8.99% Variable 8.9% APRC W20726 75% 5.29% £3995 MR7 currently 8.99% Variable W20727 8.7% APRC 75% 5 79% £1495 MR7 currently 8.99% Variable 8.8% APRC W20728 £0 MR7 currently 8.99% Variable 75% 6.49% 8.9% APRC W20729 80% 5.99% 2% of Loan Amount MR8 currently 8.99% Variable W20730 9.0% APRC 80% MR8 currently 8.99% Variable W20731 6.89% £0 8.9% APRC MR8 currently 8.99% Variable W20732 None 6.99% £0 9.0% APRC

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 28/02/2026*, then 1% until 28/02/2027*

Limited Company: Buy to Let

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

HMO

Buv to Let

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

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

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early

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.

Legacy

Residential

Additional Information

5 Year Fixed ERC: 5% until 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 1% until 28/02/2030* Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee Comparison mortgage term, currently: 70% 4.59% 5% of Loan Amount MR7 currently 8.99% Variable 7.8% APRC W90890 70% 4.99% MR7 currently 8.99% Variable W90891 3% of Loan Amount 7.8% APRC 70% 5 19% £3995 MR7 currently 8.99% Variable 7.8% APRC W90892 MR7 currently 8.99% Variable 70% 5.44% £1495 7.8% APRC W90893 70% 5.74% £0 MR7 currently 8.99% Variable W90894 7.8% APRC 75% 4.99% 3% of Loan Amount MR7 currently 8.99% Variable 7.8% APRC W90895

£3995

£1495

£0

2% of Loan Amount

£0

£0

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Limited Company: Buy to Let

Buy to Let

75%

75%

75%

80%

80%

None

Portfolio Size (10+ properties)

HMO

Buv to Let

5.19%

5.44%

5.74%

5.59%

5.99%

5.99%

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

Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring

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

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

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

Legacy

Residential

7.8% APRC

7.8% APRC

7.8% APRC

8.0% APRC

7.9% APRC

7.9% APRC

Additional Information

W90896

W90897

W90898

W90899

W90900

W90901

Prime Residential

MR7 currently 8.99% Variable

MR7 currently 8.99% Variable

MR7 currently 8.99% Variable

MR8 currently 8.99% Variable

MR8 currently 8.99% Variable

MR8 currently 8.99% Variable

Limited Company: Buy to Let 2 Year Tracker Benefit: 1Switch to Fix ERC: 0.75% until 28/02/2026, 0.5% until 28/02/2027 Maximum LTV	Portfolio Size (0-10 pro	perties)v	Portfolio Size (1	lio Size (10+ properties) Limit		ed Company	Prime Residential	Legacy	Additional Informatio	
2 Year Tracker Benefit: 1Switch to Fix ERC: 0.75% until 28/02/2026, 0.5% until 28/02/2027 Maximum LTV	Buy to Let	HMO	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Prime Residential	Residential	Additional Information	
Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. ¡Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early	2 Year Tracke	r Benefi	t: ¹Switch to							
Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. "Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early	Maximum LTV		Initial Rate	Pro	duct Fee	•	•		Product code	
₁ Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early	75%	5.74% (BB	R 0.99% until 28/02	/2027) 3% of L	oan Amount		, , , , , , , , , , , , , , , , , , , ,			
	₁ Switch to Fix is available early repayment charge. You can make lump sum	e for Buy to Let Maximum loan or regular ove	t Tracker products, values amount (unless other payments of up to	which allows a custon erwise stated) is £1, 10% of the initial mo	omer to switch to a ,500,000 ortgage balance in	an existing customer fixe	ed rate, within the same pro		· ·	

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APRC	WT2191
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	WT2192
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	WT2193
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	WT2194

1 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

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

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 28/02/2026*. then 1% until 28/02/2027*

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

Limited Company: Houses of Multiple Occupation

HMO

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

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

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

Buy to Let

Legacy

Residential

Additional Information

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.29%	3% of Loan Amount	MR7 currently 8.99% Variable	8.0% APRC	WT9205
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	WT9206
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	WT9207
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	WT9208

HMO

Buy to Let

Portfolio Size (0-10 properties)

5 Year Fixed

HMO

Buy to Let

Portfolio Size (10+ properties)

Limited Company: Houses of Multiple Occupation

ERC: 5% until 28/02/2027*, then 4% until 29/02/2028*, then 3% until 28/02/2029*, then 1% until 28/02/2030*

HMO

Buy to Let

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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

Legacy

Residential

Additional Information

Portfolio Size (ortfolio Size (0-10 properties)		Portfolio Size (10+ properties)		ed Company	Prime Residential	<u>Legacy</u>	Λ ddi+i	Additional Information	
Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	<u>Prime Residential</u>	Residential	Addition	Juai Illioilliation	
2 Year Fi	Resident									
Maximum L	TV	Initial Rate	Pro	duct Fee		naged Rate for the remaind age term, currently:		Cost for parison	Product code	
60%		4.56%		£0		rrently 7.49% Variable		% APRC	A20475	
75%		4.77%		£0		rrently 7.49% Variable		% APRC	A20476	
90%		5.49%		£0	MR5 cui	rrently 7.49% Variable	7.49	% APRC	A20477	
None		5.69%		£0	MR5 cui	rrently 7.49% Variable	7.49	% APRC	A20478	
₁ Switch to Fix is	available for Buy to L		vhich allows a custo	omer to switch to	gages are secured on your control of the control of	our property. d rate, within the same prod	duct range, at any t	ime witho	ut incurring	
		verpayments of up to 2 e if the whole loan is b			each 12 month period fr	rom the anniversary of comp	oletion, without hav	ing to pay	any early	

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Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

ortfolio Size (0-10 prope	erties) Portfe	Portfolio Size (10+ properties)		Limited Company		Prime Residential	<u>Legacy</u>	۸ dditi	Additional Informat	
Buy to Let HM	IO Buy	to Let	<u>HMO</u>	Buy to Let	HMO	<u>Prime Residendal</u>	Residentia	<u> </u> Addiu	onai miom	
Prime Resid	dential									
I IIIIC ICSIC	icittai									
5 Year Fixed										
ERC: 5% until 28/02/2026	6* than 4% until 28	3/02/2027* th	on 3% until 20/02/2	2028* than 2% un	til 28/02/2020* than 19	/ until 28/02/2020*				
EIVO. 570 UIIIII 20/02/2020) , then 470 dritti 20,	"OZ/ZOZ7 , tile	en 5/6 dritti 29/02/2	.020 , then 2 /0 di	itii 20/02/2029 , tileli 17	0 UIIII 20/02/2030				
Maximum LTV	Initial	l Rate	Pro	duct Fee	Followed by TMW Ma	naged Rate for the remainde		otal Cost for	Product co	
			FIO			age term, currently:		Comparison		
60%		26%		£0		rrently 7.49% Variable		.3% APRC	A99177	
75%		39%		£0		rrently 7.49% Variable		.3% APRC	A99178	
90% None		39% 19%		£0		rrently 7.49% Variable rrently 7.49% Variable		.6% APRC .7% APRC	A99179 A99180	
INONE	5.1	9%		£U	IVIR5 CU	rrently 7.49% variable	0	.7% APRC	A99160	
Rates are only secured once Switch to Fix is available fo arly repayment charge. Ma	or Buy to Let Tracke	er products, w	vhich allows a custo	omer to switch to a		our property. d rate, within the same prod	duct range, at ar	ny time withc	ut incurring	
Switch to Fix is available for arly repayment charge. Ma	or Buy to Let Tracke eximum loan amoun regular overpayme	er products, went (unless other ents of up to 20	which allows a custo erwise stated) is £1, 0% of the initial mo	omer to switch to a ,500,000 rtgage balance in	an existing customer fixe			•	J	

Additional Information

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Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

Prime Res	sidential				
2 Year Tracke :RC: None	r Benefit: ¹Switch to Fix				
Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	5.64% (BBR 0.89% until 28/02/2027)	£0	MR5 currently 7.49% Variable	7.4% APRC	A07335
75%	5.64% (BBR 0.89% until 28/02/2027)	£0	MR5 currently 7.49% Variable	7.4% APRC	A07336
90%	5.82% (BBR 1.07% until 28/02/2027)	£0	MR5 currently 7.49% Variable	7.4% APRC	A07337
None	6.09% (BBR 1.34% until 28/02/2027)	£0	MR5 currently 7.49% Variable	7.5% APRC	A07338

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

You can make lump sum or regular overpayments of up to 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.

Legacy

Residential

Additional Information

Legacy Residential 2 Year Fixed ERC: 2% until 28/02/2026*, then 1% until 28/02/2027* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Initial Rate Product Fee Product code mortgage term, currently: Comparison MR2 currently 7.49% Variable 60% 4.56% £0 7.1% APRC J02649 75% 4.77% £0 MR2 currently 7.49% Variable J02650 7.2% APRC £0 90% 5.49% MR2 currently 7.49% Variable 7.4% APRC J02651 £0 MR2 currently 7.49% Variable None 5 69% 7.4% APRC J02652 Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000 You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Limited Company

HMO

Buy to Let

Legacy

Residential

Product Switch Rate Guide 04/12/2024 | The Mortgage Works | 22

Additional Information

Prime Residential

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

Legacy Residential 5 Year Fixed ERC: 5% until 28/02/2026*, then 4% until 28/02/2027*, then 3% until 29/02/2028*, then 2% until 28/02/2029*, then 1% until 28/02/2030* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 60% 4.26% £0MR2 currently 7.49% Variable 6.3% APRC J19619 £0 75% 4.39% MR2 currently 7.49% Variable 6.3% APRC J19620 90% 4.89% £0 MR2 currently 7.49% Variable 6.6% APRC J19621 MR2 currently 7.49% Variable None 5.19% £0 6.7% APRC J19622 Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

You can make lump sum or regular overpayments of up to 10% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early

Limited Company

HMO

Buy to Let

Legacy

Residential

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Additional Information

Prime Residential

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

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

Legacy Residential 2 Year Tracker | Benefit: 1Switch to Fix FRC: None Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 60% 5.64% (BBR 0.89% until 28/02/2027) £0MR2 currently 7.49% Variable 7.4% APRC J07060 £0 75% 5.64% (BBR 0.89% until 28/02/2027) MR2 currently 7.49% Variable 7.4% APRC J07061 90% 5.82% (BBR 1.07% until 28/02/2027) £0 MR2 currently 7.49% Variable 7.4% APRC J07062 6.09% (BBR 1.34% until 28/02/2027) MR2 currently 7.49% Variable None £0 7.5% APRC J07063

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

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

1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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

Legacy

Residential

Additional Information

Portfolio Size (0-1	0 properties)	Portfolio Size (10+ properties)		<u>Limited Company</u>		Prime Residential	<u>Legacy</u>	Additional Informatio	
Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	<u>Prime Residential</u>	Residential	Additional Information	
Legacy I		tial							
Maximum LTV		Initial Rate	Pro	duct Fee		naged Rate for the remaind age term, currently:		al Cost for mparison Product code	
None		7.49%		£0		rently 7.49% Variable		% APRC J08015	
₁ Switch to Fix is ava early repayment cha You can make lump	ailable for Buy to L arge. Maximum loa sum or regular o	et Tracker products, an amount (unless oth	which allows a custonerwise stated) is £1,10% of the initial mo	omer to switch to an ,500,000 rtgage balance in e		our property. d rate, within the same pro om the anniversary of com			
						Product Switch Rate G	Guide 04/12/2024	The Mortgage Works 25	

Buy to Let

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 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

Limited Company

HMO

Legacy

Residential

Additional Information

Prime Residential

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).

Portfolio Size (10+ properties)

HMO

Buv to Let

Additional information

Portfolio Size (0-10 properties)

eligibility criteria.

HMO

Buy to let, Legacy Residential & Residential

Buy to Let

The Mortgage Works (UK) plc also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No. 305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon, SN38 1NW and are authorised and regulated by the FCA. All information correct at time of publication. The Company reserves the right to withdraw any of the products at any time or to change or vary the actual rate quoted. The Mortgage Works reserves the right to change Bank of England Base Rate (BBR) tracked products within 60 days of a Bank of England rate change. Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

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

Need support?

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

Phone: 0345 605 40 60

Monday to Friday, 8am to 6pm

Saturday, 9am to 2pm

themortgageworks.co.uk

