

# Product switch rate guide

For existing The Mortgage Works customers switching products



The  
mortgage  
works

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

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

# Buy to Let

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
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
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	B26735

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 available if the whole loan is being repaid or security released.

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

# Buy to Let

## 3 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	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
75%	3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	8.1% APRC	B30407
75%	4.64%	£1495	MR7 currently 8.99% Variable	8.1% APRC	B30408
75%	5.04%	£0	MR7 currently 8.99% Variable	8.1% APRC	B30409

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

# Buy to Let

## 5 Year Fixed

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

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

# Buy to Let

## 2 Year Tracker | Benefit: 1Switch to Fix

ERC: 0.75% until 28/02/2026, 0.5% until 28/02/2027

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

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

# Buy to Let

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
65%	8.49%	£0	MR6 currently 8.49% Variable	8.9% APRC	B08232

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

# Houses of Multiple Occupation

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APCR	T20410
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	T20411
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	T20412
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	T20413

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

# Houses of Multiple Occupation

## 5 Year Fixed

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

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% APCR	T90543
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	T90544
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	T90545
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	T90546

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Portfolio Size (0-10 properties)	Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>		

# Large Porfolio: Buy to Let

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
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	8.6% APRC	Q20757
75%	5.54%	£0	MR7 currently 8.99% Variable	8.6% APRC	Q20758
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	Q20759
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	Q20760
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	Q20761

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>			

# 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\*

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%	4.24%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APRC	Q90784
75%	4.69%	£1495	MR7 currently 8.99% Variable	7.4% APRC	Q90785
75%	4.94%	£0	MR7 currently 8.99% Variable	7.5% APRC	Q90786
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	Q90787
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90788
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90789

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

# Large Portfolio: Houses of Multiple Occupation

## 2 Year Fixed

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

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

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>			

# Large Portfolio: Houses of Multiple Occupation

## 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\*

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% APCR	TQ9183
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	TQ9184
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	TQ9185
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	TQ9186

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<a href="#">Portfolio Size (0-10 properties)</a>	<a href="#">Portfolio Size (10+ properties)</a>	<a href="#">Limited Company</a>		<a href="#">Prime Residential</a>	<a href="#">Legacy Residential</a>	<a href="#">Additional Information</a>
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	

# Limited Company: Buy to Let

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
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	8.7% APRC	W20727
75%	5.79%	£1495	MR7 currently 8.99% Variable	8.8% APRC	W20728
75%	6.49%	£0	MR7 currently 8.99% Variable	8.9% APRC	W20729
80%	5.99%	2% of Loan Amount	MR8 currently 8.99% Variable	9.0% APRC	W20730
80%	6.89%	£0	MR8 currently 8.99% Variable	8.9% APRC	W20731
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	W20732

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Portfolio Size (0-10 properties)	Portfolio Size (10+ properties)	Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	

# Limited Company: 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\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
70%	4.59%	5% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90890
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90891
70%	5.19%	£3995	MR7 currently 8.99% Variable	7.8% APRC	W90892
70%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90893
70%	5.74%	£0	MR7 currently 8.99% Variable	7.8% APRC	W90894
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90895
75%	5.19%	£3995	MR7 currently 8.99% Variable	7.8% APRC	W90896
75%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90897
75%	5.74%	£0	MR7 currently 8.99% Variable	7.8% APRC	W90898
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	8.0% APRC	W90899
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90900
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90901

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

## Limited Company: 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	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
75%	5.74% (BBR 0.99% until 28/02/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	9.0% APRC	W70050

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

# Limited Company: Houses of Multiple Occupation

## 2 Year Fixed

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

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

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

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

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

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

# Limited Company: Houses of Multiple Occupation

## 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\*

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% APCR	WT9205
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	WT9206
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	WT9207
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	WT9208

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

# Prime Residential

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.56%	£0	MR5 currently 7.49% Variable	7.1% APCR	A20475
75%	4.77%	£0	MR5 currently 7.49% Variable	7.2% APCR	A20476
90%	5.49%	£0	MR5 currently 7.49% Variable	7.4% APCR	A20477
None	5.69%	£0	MR5 currently 7.49% Variable	7.4% APCR	A20478

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You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

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

# Prime 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\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.26%	£0	MR5 currently 7.49% Variable	6.3% APRC	A99177
75%	4.39%	£0	MR5 currently 7.49% Variable	6.3% APRC	A99178
90%	4.89%	£0	MR5 currently 7.49% Variable	6.6% APRC	A99179
None	5.19%	£0	MR5 currently 7.49% Variable	6.7% APRC	A99180

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You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

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

# Prime Residential

## 2 Year Tracker | Benefit: 1Switch to Fix

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	5.64% (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

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You can make lump sum or regular overpayments of up to 20% of the initial mortgage balance in each 12 month period from the anniversary of completion, without having to pay any early repayment charges. This isn't available if the whole loan is being repaid or security released.

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>			

# Legacy Residential

## 2 Year Fixed

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

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.56%	£0	MR2 currently 7.49% Variable	7.1% APCR	J02649
75%	4.77%	£0	MR2 currently 7.49% Variable	7.2% APCR	J02650
90%	5.49%	£0	MR2 currently 7.49% Variable	7.4% APCR	J02651
None	5.69%	£0	MR2 currently 7.49% Variable	7.4% APCR	J02652

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

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

# Legacy Residential

## 5 Year Fixed

ERC: 5% until 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\*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	4.26%	£0	MR2 currently 7.49% Variable	6.3% APRC	J19619
75%	4.39%	£0	MR2 currently 7.49% Variable	6.3% APRC	J19620
90%	4.89%	£0	MR2 currently 7.49% Variable	6.6% APRC	J19621
None	5.19%	£0	MR2 currently 7.49% Variable	6.7% APRC	J19622

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Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		Limited Company		Prime Residential	Legacy Residential	Additional Information
<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>	<a href="#">Buy to Let</a>	<a href="#">HMO</a>			

# Legacy Residential

## 2 Year Tracker | Benefit: 1Switch to Fix

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
60%	5.64% (BBR 0.89% until 28/02/2027)	£0	MR2 currently 7.49% Variable	7.4% APRC	J07060
75%	5.64% (BBR 0.89% until 28/02/2027)	£0	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
None	6.09% (BBR 1.34% until 28/02/2027)	£0	MR2 currently 7.49% Variable	7.5% APRC	J07063

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

# Legacy Residential

## Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	Total Cost for Comparison	Product code
None	7.49%	£0	MR2 currently 7.49% Variable	8.1% APRC	J08015

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

# Additional information

Buy to let, Legacy Residential & Residential

- If a mortgage product with TMW is either approaching maturity, has matured or has a Switch to Fix facility, it may be possible to switch to another mortgage product, subject to eligibility criteria.
- Eligibility for this range of products is subject to no current mortgage arrears. Customers subject to a Bankruptcy Order or Individual Voluntary Arrangement (IVA) are not eligible to complete a product switch until their bankruptcy or IVA is discharged and the trustee has confirmed they no longer hold an interest in the mortgage.
- Product switches are subject to an automated valuation. This will be used to determine the current loan to value for the purposes of product selection. Results are based on the valuation of other properties in the same area and of a similar description and size.
- Please note, if switching Legacy Residential products, we will offer a product on the same basis as the original application.

**The Mortgage Works (UK) plc** (Company No.2222856) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. Most buy to let mortgages are not regulated by the Financial Conduct Authority. You can confirm our registration on the FCA's website ([www.fca.org.uk](http://www.fca.org.uk)).

**The Mortgage Works (UK) plc** also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No. 305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon, SN38 1NW and are authorised and regulated by the FCA.

All information correct at time of publication. The Company reserves the right to withdraw any of the products at any time or to change or vary the actual rate quoted. The Mortgage Works reserves the right to change Bank of England Base Rate (BBR) tracked products within 60 days of a Bank of England rate change.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

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

# Need support?

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

**Phone:** 0345 605 40 60

Monday to Friday, 8am to 6pm

Saturday, 9am to 2pm

[themortgageworks.co.uk](https://themortgageworks.co.uk)

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