

Product switch rate guide

For existing The Mortgage Works customers switching products



The
mortgage
works

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

Contents

- **BTL** 3 to 7
- **HMO** 8 to 9
- **Large Portfolio** (Over 10 properties at completion) 10 to 13
 - BTL 10 to 11
 - HMO 12 to 13
- **Limited Company** 14 to 18
 - BTL 14 to 16
 - HMO 17 to 18
- **Residential & Legacy** 19 to 25
 - Residential 19 to 21
 - Legacy 22 to 25
- **Additional Information** 26+

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>			

Buy to Let

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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	8.1% APRC	B26772
55%	4.34%	£3995	MR6 currently 8.49% Variable	8.0% APRC	B26773
55%	4.59%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26774
55%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26775
65%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	8.1% APRC	B26776
65%	4.34%	£3995	MR6 currently 8.49% Variable	8.1% APRC	B26777
65%	4.59%	£1495	MR6 currently 8.49% Variable	8.0% APRC	B26778
65%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26779
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	8.6% APRC	B26780
75%	4.39%	£3995	MR7 currently 8.99% Variable	8.5% APRC	B26781
75%	4.69%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26782
75%	5.24%	£0	MR7 currently 8.99% Variable	8.5% APRC	B26783
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	B26784
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26785
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	B26786

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let			

Buy to Let

3 Year Fixed

ERC: 3% until 30/04/2026*, then 2% until 30/04/2027*, then 1% until 30/04/2028*,

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	B30411
65%	4.54%	£1495	MR6 currently 8.49% Variable	7.7% APRC	B30412
65%	4.94%	£0	MR6 currently 8.49% Variable	7.7% APRC	B30413
75%	3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	8.1% APRC	B30414
75%	4.64%	£1495	MR7 currently 8.99% Variable	8.1% APRC	B30415
75%	5.04%	£0	MR7 currently 8.99% Variable	8.1% APRC	B30416

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
Buy to Let	HMO	Buy to Let			

Buy to Let

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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	B94028
55%	4.34%	£3995	MR6 currently 8.49% Variable	7.1% APRC	B94029
55%	4.49%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B94030
55%	4.69%	£0	MR6 currently 8.49% Variable	7.0% APRC	B94031
65%	3.99%	3% of Loan Amount	MR6 currently 8.49% Variable	7.1% APRC	B94032
65%	4.34%	£3995	MR6 currently 8.49% Variable	7.0% APRC	B94033
65%	4.49%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B94034
65%	4.69%	£0	MR6 currently 8.49% Variable	7.0% APRC	B94035
75%	4.04%	3% of Loan Amount	MR7 currently 8.99% Variable	7.4% APRC	B94036
75%	4.34%	£3995	MR7 currently 8.99% Variable	7.3% APRC	B94037
75%	4.49%	£1495	MR7 currently 8.99% Variable	7.3% APRC	B94038
75%	4.69%	£0	MR7 currently 8.99% Variable	7.3% APRC	B94039
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	B94040
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	B94041
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	B94042

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
Buy to Let	HMO	Buy to Let	HMO			

Buy to Let

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 30/04/2026, 0.5% until 30/04/2027

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%	4.54% (BBR 0.04% until 30/04/2027)	3% of Loan Amount	MR6 currently 8.49% Variable	8.3% APRC	B71079
65%	5.39% (BBR 0.89% until 30/04/2027)	£1495	MR6 currently 8.49% Variable	8.2% APRC	B71080
65%	5.79% (BBR 1.29% until 30/04/2027)	£0	MR6 currently 8.49% Variable	8.3% APRC	B71081
75%	4.64% (BBR 0.14% until 30/04/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APRC	B71082
75%	5.49% (BBR 0.99% until 30/04/2027)	£1495	MR7 currently 8.99% Variable	8.7% APRC	B71083
75%	5.89% (BBR 1.39% until 30/04/2027)	£0	MR7 currently 8.99% Variable	8.7% APRC	B71084

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.

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			

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

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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	T20417
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	T20418
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	T20419
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	T20420

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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% APRC	T90550
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	T90551
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	T90552
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	T90553

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO

Large Porfolio: Buy to Let

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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	8.6% APRC	Q20767
75%	4.89%	£1495	MR7 currently 8.99% Variable	8.5% APRC	Q20768
75%	5.54%	£0	MR7 currently 8.99% Variable	8.6% APRC	Q20769
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	Q20770
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	Q20771
None	6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	Q20772

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let			

Large Porfolio: Buy to Let

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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	Q90796
75%	4.69%	£1495	MR7 currently 8.99% Variable	7.4% APRC	Q90797
75%	4.94%	£0	MR7 currently 8.99% Variable	7.4% APRC	Q90798
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	Q90799
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90800
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90801

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO	

Large Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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	TQ2176
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	TQ2177
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	TQ2178
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	TQ2179

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO	

Large Portfolio: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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% APRC	TQ9188
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	TQ9189
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	TQ9190
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	TQ9191

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
Buy to Let	HMO	Buy to Let	HMO			

Limited Company: Buy to Let

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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%	4.44%	3% of Loan Amount	MR7 currently 8.99% Variable	8.7% APRC	W20758
75%	5.19%	£3995	MR7 currently 8.99% Variable	8.8% APRC	W20759
75%	5.54%	£1495	MR7 currently 8.99% Variable	8.7% APRC	W20760
75%	5.99%	£0	MR7 currently 8.99% Variable	8.7% APRC	W20761
80%	5.99%	2% of Loan Amount	MR8 currently 8.99% Variable	9.0% APRC	W20750
80%	6.89%	£0	MR8 currently 8.99% Variable	8.9% APRC	W20751
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	W20752

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO	

Limited Company: Buy to Let

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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%	4.44%	5% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90931
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90916
70%	5.19%	£3995	MR7 currently 8.99% Variable	7.7% APRC	W90917
70%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90918
70%	5.69%	£0	MR7 currently 8.99% Variable	7.8% APRC	W90932
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90920
75%	5.19%	£3995	MR7 currently 8.99% Variable	7.8% APRC	W90921
75%	5.44%	£1495	MR7 currently 8.99% Variable	7.8% APRC	W90922
75%	5.69%	£0	MR7 currently 8.99% Variable	7.8% APRC	W90933
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	8.0% APRC	W90924
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90925
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90926

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO	

Limited Company: Buy to Let

2 Year Tracker | Benefit: ¹Switch to Fix

ERC: 0.75% until 30/04/2026, 0.5% until 30/04/2027

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%	5.49% (BBR 0.99% until 30/04/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	9.0% APRC	W70052

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.

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			

Limited Company: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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	WT2196
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	WT2197
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	WT2198
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	WT2199

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO	

Limited Company: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/04/2027*, then 4% until 30/04/2028*, then 3% until 30/04/2029*, then 1% until 30/04/2030*

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% APRC	WT9210
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	WT9211
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	WT9212
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	WT9213

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
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Prime Residential

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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%	4.63%	£0	MR5 currently 7.24% Variable	7.0% APRC	A20487
75%	4.81%	£0	MR5 currently 7.24% Variable	7.0% APRC	A20488
90%	5.49%	£0	MR5 currently 7.24% Variable	7.1% APRC	A20489
None	5.69%	£0	MR5 currently 7.24% Variable	7.2% APRC	A20490

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 £1,000,000

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.

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			

Prime Residential

5 Year Fixed

ERC: 5% until 30/04/2026*, then 4% until 30/04/2027*, then 3% until 30/04/2028*, then 2% until 30/04/2029*, then 1% until 30/04/2030*

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%	4.36%	£0	MR5 currently 7.24% Variable	6.2% APRC	A99189
75%	4.49%	£0	MR5 currently 7.24% Variable	6.2% APRC	A99190
90%	4.89%	£0	MR5 currently 7.24% Variable	6.4% APRC	A99191
None	5.29%	£0	MR5 currently 7.24% Variable	6.6% APRC	A99192

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 £1,000,000

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.

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

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%	5.39% (BBR 0.89% until 30/04/2027)	£0	MR5 currently 7.24% Variable	7.1% APRC	A07347
75%	5.39% (BBR 0.89% until 30/04/2027)	£0	MR5 currently 7.24% Variable	7.1% APRC	A07348
90%	5.57% (BBR 1.07% until 30/04/2027)	£0	MR5 currently 7.24% Variable	7.2% APRC	A07349
None	5.84% (BBR 1.34% until 30/04/2027)	£0	MR5 currently 7.24% Variable	7.2% APRC	A07350

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 £1,000,000

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.

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			

Legacy Residential

2 Year Fixed

ERC: 2% until 30/04/2026*, then 1% until 30/04/2027*

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%	4.63%	£0	MR2 currently 7.24% Variable	7.0% APRC	J02661
75%	4.81%	£0	MR2 currently 7.24% Variable	7.0% APRC	J02662
90%	5.49%	£0	MR2 currently 7.24% Variable	7.1% APRC	J02663
None	5.69%	£0	MR2 currently 7.24% Variable	7.2% APRC	J02664

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 £1,000,000

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.

<u>Portfolio Size (0-10 properties)</u>		<u>Portfolio Size (10+ properties)</u>		<u>Limited Company</u>		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>			

Legacy Residential

5 Year Fixed

ERC: 5% until 30/04/2026*, then 4% until 30/04/2027*, then 3% until 30/04/2028*, then 2% until 30/04/2029*, then 1% until 30/04/2030*

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%	4.36%	£0	MR2 currently 7.24% Variable	6.2% APRC	J19631
75%	4.49%	£0	MR2 currently 7.24% Variable	6.2% APRC	J19632
90%	4.89%	£0	MR2 currently 7.24% Variable	6.4% APRC	J19633
None	5.29%	£0	MR2 currently 7.24% Variable	6.6% APRC	J19634

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 £1,000,000

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			

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%	5.39% (BBR 0.89% until 30/04/2027)	£0	MR2 currently 7.24% Variable	7.1% APRC	J07072
75%	5.39% (BBR 0.89% until 30/04/2027)	£0	MR2 currently 7.24% Variable	7.1% APRC	J07073
90%	5.57% (BBR 1.07% until 30/04/2027)	£0	MR2 currently 7.24% Variable	7.2% APRC	J07074
None	5.84% (BBR 1.34% until 30/04/2027)	£0	MR2 currently 7.24% Variable	7.2% APRC	J07075

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 £1,000,000

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			

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	7.24%	£0	MR2 currently 7.24% Variable	7.6% APRC	J08015

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 £1,000,000

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			

Additional information

Buy to let, Legacy Residential & Residential

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

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

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

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

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

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

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

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

The
mortgage
works