

Mortgage Interest Rates

Product switch rates at a glance 03.07.24

- Buy to Let
- Legacy Residential
- Residential

Buy to Let

Product	Product code	Description	Initial rate	Followed by EMEX Standard Variable Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early Repayment Charge
Maximum loan amount (unless otherwise stated) is £1,000,000.								
Available to Buy to Let customers whose product code begins with the following letters: B, BL, BM or BN. Please contact us on 03456 06 40 60 if you need further information.								
2 Year Fixed	B26435	Fixed until 31/08/2026	5.44%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.8% APRC	£0	75%	2.5% until 31/08/2025*, then 1.5% until 31/08/2026*
	B26384		6.69%		8.1% APRC	£0	None	
5 Year Fixed	B93615	Fixed until 31/08/2029	4.84%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	6.9% APRC	£0	75%	5% until 31/08/2025*, then 5% until 31/08/2026*, then 4% until 31/08/2027*, then 3% until 31/08/2028*, then 2% until 31/08/2029*
	B93557		5.79%		7.3% APRC		None	
Lifetime Variable	B08222	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.99%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	8.4% APRC	£0	None	None

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

Legacy Residential

Product	Product code	Description	Initial rate	Followed by EMEX Standard Variable Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early Repayment Charge
Maximum loan amount (unless otherwise stated) is £1,000,000.								
Available to Residential customers whose product code begins with the following letters: FS, P, PC, E, F, G, H, L, M, N, NP, S, SC, SE, SH, SL, SM, SN or SP. Please contact us on 03456 06 40 60 if you need further information.								
Customers have the right to request an illustration for any products that they are eligible for.								
2 Year Fixed	J02609	Fixed until 31/08/2026	5.09%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 31/08/2025*, then 1.5% until 31/08/2026*
	J02610		5.14%		7.8% APRC		75%	
	J02611		5.75%				90%	
	J02612		5.75%				None	
5 Year Fixed	J19579	Fixed until 31/08/2029	4.58%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	6.7% APRC	£0	60%	5% until 31/08/2025*, then 5% until 31/08/2026*, then 4% until 31/08/2027*, then 3% until 31/08/2028*, then 2% until 31/08/2029*
	J19580		4.77%		6.8% APRC		75%	
	J19581		5.24%		7.0% APRC		90%	
	J19582		5.34%		7.1% APRC		None	
2 Year Tracker	J07024	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.9% APRC	£0	60%	None
	J07025	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%				75%	
	J07026	Bank of England Base Rate (currently 5.25%) plus 1.07% until 31/08/2026	6.32%		8.0% APRC		90%	
	J07027	Bank of England Base Rate (currently 5.25%) plus 1.34% until 31/08/2026	6.59%				None	
Lifetime Variable	J08014	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.99%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	8.4% APRC	£0	None	None

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Residential

Product	Product code	Description	Initial rate	Followed by EMEX Standard Variable Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early Repayment Charge
Maximum loan amount (unless otherwise stated) is £1,000,000. Available to Residential customers whose product code begins with an A. Please contact us on 03456 06 40 60 if you need further information. Customers have the right to request an illustration for any products that they are eligible for.								
2 Year Fixed	A20435	Fixed until 31/08/2026	5.09%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 31/08/2025**, then 1.5% until 31/08/2026**
	A20436		5.14%				75%	
	A20437		5.75%		7.8% APRC		90%	
	A20438		5.75%				None	
5 Year Fixed	A99137	Fixed until 31/08/2029	4.58%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	6.7% APRC	£0	60%	5% until 31/08/2025**, then 5% until 31/08/2026**, then 4% until 31/08/2027**, then 3% until 31/08/2028**, then 2% until 31/08/2029**
	A99138		4.77%		6.8% APRC		75%	
	A99139		5.24%		7.0% APRC		90%	
	A99140		5.34%		7.1% APRC		None	
2 Year Tracker	A07299	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.9% APRC	£0	60%	None
	A07300	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%				75%	
	A07301	Bank of England Base Rate (currently 5.25%) plus 1.07% until 31/08/2026	6.32%		8.0% APRC		90%	
	A07302	Bank of England Base Rate (currently 5.25%) plus 1.34% until 31/08/2026	6.59%				None	
Lifetime Variable	A08021	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	7.99%	EMEX Standard Variable Rate (ESVR) currently 7.99% variable	8.4% APRC	£0	None	None

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

Lending Criteria

Buy to Let, Legacy Residential & Residential

- 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.
- Your current mortgage balance can't be less than £1,000 and you must have more than 2 years remaining on your mortgage term.

The Mortgage Works (UK) plc (Company No. 2222856, FCA No. 189623) acts as agent and mortgage administrator for E-Mex Home Funding Limited (Company No.02124900, FCA No. 305370).

E-Mex Home Funding Limited is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority under registration number 305370. You can confirm our registration on the FCA's website (www.fca.org.uk)

Most buy-to-let mortgages are not regulated by the Financial Conduct Authority.

Both 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 Conduct Authority

The Mortgage Works (UK) plc, Northampton Administration Centre, Kings Park Road, Moulton Park, Northampton, NN3 6NW.

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.

Applications are required. Standard terms and conditions available on request.

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

