

the mortgage works<sup>★</sup>

# Mortgage Interest Rates 22.07.24

Product switch rates at a glance

- Buy to Let
- Houses in Multiple Occupation
- Large Portfolio
- Limited Company
- Legacy Residential
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# Buy to Let

Mortgage Interest Rates **22.07.24**

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges		
2 Year Fixed	B26467	Fixed until 31/08/2026	3.84%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.2% APRC	3% of loan amount	55%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*		
	B26437		4.54%			8.1% APRC			£3,995	
	B26468		4.79%						£1,495	
	B26469		5.24%						£0	
	B26470		3.84%			8.2% APRC			3% of loan amount	65%
	B26440		4.54%			8.1% APRC			£3,995	
	B26471		4.79%	£1,495						
	B26472		5.24%	£0						
	B26442		3.99%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount	75%			
	B26443		4.69%		8.7% APRC	£3,995				
	B26473		4.94%		8.6% APRC	£1,495				
	B26474		5.34%			£0				
	B26378		5.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount	80%			
	B26379		6.49%			£0				
B26380	6.69%	None								
3 Year Fixed	B30360	Fixed until 31/08/2027	3.99%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.8% APRC	3% of loan amount	65%	4% until 31/08/2025*, 3% until 31/08/2026*, 2% until 31/08/2027*		
	B30361		4.69%			£1,495				
	B30362		5.14%			£0				
	B30363		4.09%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable		3% of loan amount			75%	
	B30364		4.84%			£1,495				
	B30356		5.19%			£0				

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
5 Year Fixed	B93616	Fixed until 31/08/2029	3.99%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.1% APRC	3% of loan amount	55%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	B93617		4.24%		7.0% APRC	£3,995		
	B93618		4.49%		7.1% APRC	£1,495		
	B93655		4.74%			£0		
	B93619		3.99%			3% of loan amount		
	B93620		4.24%		£3,995	65%		
	B93621		4.49%		£1,495			
	B93611		4.79%		£0			
	B93622		4.09%		The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.4% APRC	3% of loan amount	
	B93623		4.49%	7.5% APRC		£3,995		
	B93624		4.59%	7.4% APRC		£1,495		
	B93613		4.84%			£0		
	B93551		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	B93552		5.59%		7.7% APRC	£0		
	B93553		5.79%		7.8% APRC		None	
Lifetime Variable	B08232	The Mortgage Works Managed Rate, currently 8.49% variable	8.49%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.9% APRC	£0	65%	None

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# Buy to Let

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges	
2 Year Tracker	B71007	Bank of England Base Rate (currently 5.25%) plus 0.04% until 31/08/2026	5.29%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.5% APRC	3% of loan amount	65%	0.75% until 31/08/2025*, 0.5% until 31/08/2026*	
	B71008	Bank of England Base Rate (currently 5.25%) plus 0.89% until 31/08/2026	6.14%			8.4% APRC			£1,495
	B71009	Bank of England Base Rate (currently 5.25%) plus 1.29% until 31/08/2026	6.54%						£0
	B71010	Bank of England Base Rate (currently 5.25%) plus 0.14% until 31/08/2026	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%		
	B71011	Bank of England Base Rate (currently 5.25% plus 0.99% until 31/08/2026	6.24%			£1,495			
	B71012	Bank of England Base Rate (currently 5.25%) plus 1.39% until 31/08/2026	6.64%			£0			

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# Houses in Multiple Occupation

Mortgage Interest Rates **22.07.24**

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	T20372	Fixed until 31/08/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	T20373		6.44%			£1,495		
	T20374		6.79%			£0		
	T20375		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	T90507	Fixed until 31/08/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	T90508		5.79%		7.9% APRC	£1,495		
	T90509		5.89%			£0		
	T90510		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	None			

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# Large Portfolio

Mortgage Interest Rates **22.07.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters Q or LQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact [TMWDirect@themortgageworks.co.uk](mailto:TMWDirect@themortgageworks.co.uk) for support selecting non-Large Portfolio products.

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	Q20694	Fixed until 31/08/2026	3.99%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount	75%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	Q20699		4.94%			£1,495		
	Q20700		5.34%			£0		
	Q20680		5.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount	80%	
	Q20681		6.49%		8.9% APRC	£0		
	Q20682		6.69%			None		
5 Year Fixed	Q90706	Fixed until 31/08/2029	4.09%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.4% APRC	3% of loan amount	75%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	Q90707		4.59%			£1,495		
	Q90705		4.84%			£0		
	Q90694		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	Q90695		5.59%		7.7% APRC	£0		
	Q90696		5.79%				7.8% APRC	

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# Large Portfolio Houses in Multiple Occupation

Mortgage Interest Rates **22.07.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters TQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact [TMWDirect@themortgageworks.co.uk](mailto:TMWDirect@themortgageworks.co.uk) for support selecting non-Large Portfolio products.

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	TQ2144	Fixed until 31/08/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	TQ2145		6.44%			£1,495		
	TQ2146		6.79%			£0		
	TQ2147		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	TQ9157	Fixed until 31/08/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	TQ9158		5.79%		7.9% APRC	£1,495		
	TQ9159		5.89%			£0		
	TQ9160		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	None			

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## Limited Company: Buy to Let

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	W20655	Fixed until 31/08/2026	4.89%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.8% APRC	3% of loan amount	75%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	W20656		5.64%			£3,995		
	W20657		6.24%		8.9% APRC	£1,495		
	W20677		6.49%		£0			
	W20659		6.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	2% of loan amount	80%	
	W20660		7.39%			£0		
	W20661		7.49%					

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### Limited Company: Buy to Let

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 charges. Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges	
5 Year Fixed	W90805	Fixed until 31/08/2029	4.84%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	5% of loan amount	70%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*	
	W90806		5.29%			3% of loan amount			
	W90807		5.54%			£3,995			
	W90808		5.74%		7.9% APRC	£1,495			
	W90809		5.84%		£0				
	W90810		5.29%		8.0% APRC	3% of loan amount			
	W90811		5.54%	£3,995	75%				
	W90812		5.74%	7.9% APRC		£1,495			
	W90813		5.84%	£0					
	W90779		5.59%		The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.0% APRC	2% of loan amount		80%
	W90780		5.99%			7.9% APRC	£0		None
	W90781		5.99%						
2 Year Tracker	W70043	Bank of England Base Rate (currently 5.25%) plus 0.99% until 31/08/2026	6.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	9.2% APRC	3% of loan amount	75%	0.75% until 31/08/2025*, 0.5% until 31/08/2026*	

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### Limited Company: Houses in Multiple Occupation

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

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	WT2164	Fixed until 31/08/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	WT2165		6.44%			£1,495		
	WT2166		6.79%			£0		
	WT2167		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	WT9178	Fixed until 31/08/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	WT9179		5.79%		7.9% APRC	£1,495		
	WT9180		5.89%			£0		
	WT9181		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	None			

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Available to residential customers whose original product code, which can be found on the mortgage offer, began with the following letters: FS, P, PC, D, 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. Maximum loan (unless otherwise stated) is £1,000,000. Customers have the right to request an illustration for any products that they are eligible for.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	J02601	Fixed until 31/08/2026	5.09%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 31/08/2025*, 1.5% until 31/08/2026*
	J02602		5.14%				75%	
	J02603		5.75%		7.8% APRC		90%	
	J02604		5.75%				None	
5 Year Fixed	J19571	Fixed until 31/08/2029	4.58%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	6.7% APRC	£0	60%	5% until 31/08/2025*, 5% until 31/08/2026*, 4% until 31/08/2027*, 3% until 31/08/2028*, 2% until 31/08/2029*
	J19572		4.77%		6.8% APRC		75%	
	J19573		5.24%		7.0% APRC		90%	
	J19574		5.34%		7.1% APRC		None	

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Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Tracker	J07016	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.9% APRC	£0	60%	None
	J07017	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%				75%	
	J07018	Bank of England Base Rate (currently 5.25%) plus 1.07% until 31/08/2026	6.32%		8.0% APRC		90%	
	J07019	Bank of England Base Rate (currently 5.25%) plus 1.34% until 31/08/2026	6.59%				None	
Lifetime Variable	J08015	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.99%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	8.4% APRC	£0	None	None

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### Including Guarantor mortgages

Maximum loan amount (unless otherwise stated) is £1,000,000.

Customers have the right to request an illustration for any products that they are eligible for.

Product	Product code	Description	Initial rate	Followed by The Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	A20427	Fixed until 31/08/2026	5.09%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 31/08/2025**, 1.5% until 31/08/2026**
	A20428		5.14%				7.8% APRC	
	A20429		5.75%		90%			
	A20430		5.75%		None			
5 Year Fixed	A99129	Fixed until 31/08/2029	4.58%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	6.7% APRC	£0	60%	5% until 31/08/2025**, 5% until 31/08/2026**, 4% until 31/08/2027**, 3% until 31/08/2028**, 2% until 31/08/2029**
	A99130		4.77%		6.8% APRC		75%	
	A99131		5.24%		7.0% APRC		90%	
	A99132		5.34%		7.1% APRC		None	
2 Year Tracker	A07291	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	7.9% APRC	£0	60%	None
	A07292	Bank of England Base Rate (currently 5.25%) plus 0.74% until 31/08/2026	5.99%				8.0% APRC	
	A07293	Bank of England Base Rate (currently 5.25%) plus 1.07% until 31/08/2026	6.32%		90%			
	A07294	Bank of England Base Rate (currently 5.25%) plus 1.34% until 31/08/2026	6.59%		None			

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## 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.

T212 (22.07.24)

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