

A photograph of a two-story brick building with a traditional architectural style. The building features arched windows and a bright yellow door. A black wrought-iron railing is visible in the foreground, and a small white house number '61' is mounted on the brick wall. The overall scene is bright and sunny.

the mortgage works

Product Switch Rate Guide

For The Mortgage Works customers switching products

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

Buy to Let

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
55%		3.84%	3% of Loan Amount	MR6 currently 8.49% Variable	7.8% APRC	B26542
55%		4.44%	£3995	MR6 currently 8.49% Variable	8.2% APRC	B26543
55%		4.69%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26544
55%		5.19%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26545
65%		3.84%	3% of Loan Amount	MR6 currently 8.49% Variable	7.8% APRC	B26546
65%		4.44%	£3995	MR6 currently 8.49% Variable	8.0% APRC	B26547
65%		4.69%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26548
65%		5.19%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26549
75%		3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	8.2% APRC	B26550
75%		4.59%	£3995	MR7 currently 8.99% Variable	8.5% APRC	B26551
75%		4.84%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26552
75%		5.29%	£0	MR7 currently 8.99% Variable	8.5% APRC	B26553
80%		4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.5% APRC	B26554
80%		5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26555
None		6.19%	£0	MR8 currently 8.99% Variable	8.8% APRC	B26556

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Buy to Let

Product Switch Rate Guide 30/08/2024

3 Year Fixed

ERC: 3% until 31/10/2025*, then 2% until 31/10/2026*, then 1% until 31/10/2027*,

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%		3.89%	3% of Loan Amount	MR6 currently 8.49% Variable	7.4% APRC	B30373
65%		4.59%	£1495	MR6 currently 8.49% Variable	7.7% APRC	B30374
65%		5.04%	£0	MR6 currently 8.49% Variable	7.8% APRC	B30375
75%		3.94%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	B30376
75%		4.74%	£1495	MR7 currently 8.99% Variable	8.1% APRC	B30377
75%		5.14%	£0	MR7 currently 8.99% Variable	8.1% APRC	B30378

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

Buy to Let

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
55%	3.89%	3% of Loan Amount	MR6 currently 8.49% Variable	6.7% APRC	B93777
55%	4.19%	£3995	MR6 currently 8.49% Variable	7.0% APRC	B93778
55%	4.34%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B93779
55%	4.54%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93780
65%	3.89%	3% of Loan Amount	MR6 currently 8.49% Variable	6.7% APRC	B93781
65%	4.19%	£3995	MR6 currently 8.49% Variable	7.0% APRC	B93782
65%	4.34%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B93783
65%	4.54%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93784
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	7.0% APRC	B93785
75%	4.19%	£3995	MR7 currently 8.99% Variable	7.3% APRC	B93786
75%	4.34%	£1495	MR7 currently 8.99% Variable	7.2% APRC	B93787
75%	4.64%	£0	MR7 currently 8.99% Variable	7.3% APRC	B93788
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.5% APRC	B93789
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93790
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93791

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

Buy to Let

Product Switch Rate Guide 30/08/2024

2 Year Tracker | Benefit: 1Switch to Fix

ERC: 0.75% until 31/10/2025, 0.5% until 31/10/2026

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
65%	5.04% (BBR 0.04% until 31/10/2026)	3% of Loan Amount		MR6 currently 8.49% Variable	8.5% APRC	B71025
65%	5.89% (BBR 0.89% until 31/10/2026)	£1495		MR6 currently 8.49% Variable	8.4% APRC	B71026
65%	6.29% (BBR 1.29% until 31/10/2026)	£0		MR6 currently 8.49% Variable	8.4% APRC	B71027
75%	5.14% (BBR 0.14% until 31/10/2026)	3% of Loan Amount		MR7 currently 8.99% Variable	8.9% APRC	B71028
75%	5.99% (BBR 0.99% until 31/10/2026)	£1495		MR7 currently 8.99% Variable	8.9% APRC	B71029
75%	6.39% (BBR 1.39% until 31/10/2026)	£0		MR7 currently 8.99% Variable	8.9% APRC	B71030

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

Buy to Let

Product Switch Rate Guide 30/08/2024

Lifetime Variable

ERC: None

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

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

Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.4% APRC	T20393
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	T20394
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	T20395
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	T20396

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

Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	T90526
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	T90527
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	T90528
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	T90529

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

Large Porfolio: Buy to Let

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%		3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	8.2% APCR	Q20716
75%		4.84%	£1495	MR7 currently 8.99% Variable	8.5% APCR	Q20717
75%		5.29%	£0	MR7 currently 8.99% Variable	8.5% APCR	Q20718
80%		4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.5% APCR	Q20719
80%		5.99%	£0	MR8 currently 8.99% Variable	8.7% APCR	Q20720
None		6.19%	£0	MR8 currently 8.99% Variable	8.8% APCR	Q20721

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

Large Porfolio: Buy to Let

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%		3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	7.0% APCR	Q90735
75%		4.34%	£1495	MR7 currently 8.99% Variable	7.2% APCR	Q90736
75%		4.64%	£0	MR7 currently 8.99% Variable	7.3% APCR	Q90737
80%		4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.5% APCR	Q90738
80%		5.39%	£0	MR8 currently 8.99% Variable	7.7% APCR	Q90739
None		5.49%	£0	MR8 currently 8.99% Variable	7.7% APCR	Q90740

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

Large Portfolio: Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.4% APCR	TQ2158
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	TQ2159
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	TQ2160
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	TQ2161

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

Large Portfolio: Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	TQ9170
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	TQ9171
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	TQ9172
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	TQ9173

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

Limited Company: Buy to Let

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%		4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.4% APCR	W20699
75%		5.29%	£3995	MR7 currently 8.99% Variable	8.7% APCR	W20700
75%		5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	W20701
75%		6.49%	£0	MR7 currently 8.99% Variable	8.8% APCR	W20702
80%		5.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APCR	W20703
80%		6.89%	£0	MR8 currently 8.99% Variable	8.9% APCR	W20704
None		6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	W20705

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

Limited Company: Buy to Let

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
70%	4.59%	5% of Loan Amount	MR7 currently 8.99% Variable	7.3% APCR	W90846
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	W90847
70%	5.34%	£3995	MR7 currently 8.99% Variable	7.9% APCR	W90848
70%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	W90849
70%	5.74%	£0	MR7 currently 8.99% Variable	7.8% APCR	W90850
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	W90851
75%	5.34%	£3995	MR7 currently 8.99% Variable	7.9% APCR	W90852
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	W90853
75%	5.74%	£0	MR7 currently 8.99% Variable	7.8% APCR	W90854
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APCR	W90855
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	W90856
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	W90857

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

Limited Company: Buy to Let

Product Switch Rate Guide 30/08/2024

2 Year Tracker | Benefit: 1Switch to Fix

ERC: 0.75% until 31/10/2025, 0.5% until 31/10/2026

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%		5.99% (BBR 0.99% until 31/10/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	9.1% APRC	W70046

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

Limited Company: Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%		4.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.4% APCR	WT2178
75%		5.89%	£1495	MR7 currently 8.99% Variable	8.8% APCR	WT2179
75%		6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	WT2180
None		6.99%	£0	MR8 currently 8.99% Variable	9.0% APCR	WT2181

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Limited Company: Houses of Multiple Occupation

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.5% APCR	WT9192
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	WT9193
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	WT9194
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	WT9195

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

Prime Residential

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		4.92%	£0	MR5 currently 7.74% Variable	7.4% APRC	A20451
75%		5.05%	£0	MR5 currently 7.74% Variable	7.5% APRC	A20452
90%		5.65%	£0	MR5 currently 7.74% Variable	7.6% APRC	A20453
None		5.75%	£0	MR5 currently 7.74% Variable	7.6% APRC	A20454

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

Prime Residential

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2025*, then 4% until 31/10/2026*, then 3% until 31/10/2027*, then 2% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		4.36%	£0	MR5 currently 7.74% Variable	6.5% APCR	A99153
75%		4.53%	£0	MR5 currently 7.74% Variable	6.6% APCR	A99154
90%		5.08%	£0	MR5 currently 7.74% Variable	6.8% APCR	A99155
None		5.29%	£0	MR5 currently 7.74% Variable	6.9% APCR	A99156

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Prime Residential

Product Switch Rate Guide 30/08/2024

2 Year Tracker | Benefit: 1Switch to Fix

ERC: 0.75% until 31/10/2025, 0.5% until 31/10/2026

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		5.89% (BBR 0.89% until 31/10/2026)	£0	MR5 currently 7.74% Variable	7.7% APCR	A07303
75%		5.89% (BBR 0.89% until 31/10/2026)	£0	MR5 currently 7.74% Variable	7.7% APCR	A07304
90%		6.07% (BBR 1.07% until 31/10/2026)	£0	MR5 currently 7.74% Variable	7.7% APCR	A07305
None		6.34% (BBR 1.34% until 31/10/2026)	£0	MR5 currently 7.74% Variable	7.8% APCR	A07306

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

Product Switch Rate Guide 30/08/2024

2 Year Fixed

ERC: 2% until 31/10/2025*, then 1% until 31/10/2026*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		4.92%	£0	MR2 currently 7.74% Variable	7.4% APCR	J02625
75%		5.05%	£0	MR2 currently 7.74% Variable	7.5% APCR	J02626
90%		5.65%	£0	MR2 currently 7.74% Variable	7.6% APCR	J02627
None		5.75%	£0	MR2 currently 7.74% Variable	7.6% APCR	J02628

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

Legacy Residential

Product Switch Rate Guide 30/08/2024

5 Year Fixed

ERC: 5% until 31/10/2025*, then 4% until 31/10/2026*, then 3% until 31/10/2027*, then 2% until 31/10/2028*, then 1% until 31/10/2029*

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		4.36%	£0	MR2 currently 7.74% Variable	6.5% APRC	J19595
75%		4.53%	£0	MR2 currently 7.74% Variable	6.6% APRC	J19596
90%		5.08%	£0	MR2 currently 7.74% Variable	6.8% APRC	J19597
None		5.29%	£0	MR2 currently 7.74% Variable	6.9% APRC	J19598

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

Product Switch Rate Guide 30/08/2024

2 Year Tracker | Benefit: 1Switch to Fix

ERC: 0.75% until 31/10/2025, 0.5% until 31/10/2026

Maximum LTV		Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
60%		5.89% (BBR 0.89% until 31/10/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07028
75%		5.89% (BBR 0.89% until 31/10/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07029
90%		6.07% (BBR 1.07% until 31/10/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07030
None		6.34% (BBR 1.34% until 31/10/2026)	£0	MR2 currently 7.74% Variable	7.8% APRC	J07031

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Prime Residential	Legacy Residential	Additional Information
Buy to Let	HMO	Buy to Let	HMO	Buy to Let	HMO			

Legacy Residential

Product Switch Rate Guide 30/08/2024

Lifetime Variable

ERC: None

Maximum LTV	Initial Rate	Product Fee	Followed by TMW Managed Rate for the remainder of the mortgage term, currently:	The overall Cost for Comparison	Product code
None	7.74%	£0	MR2 currently 7.74% Variable	8.1% APRC	J08015

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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 at completion)		Portfolio Size (10+ properties at completion)		Limited Company (Single properties Only)		Residential	Legacy	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.

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

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the mortgage works 