

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 30/06/2026*, then 1% until 30/06/2027*

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%	3.59%	3% of Loan Amount	MR6 currently 8.49% Variable	8.1% APRC	B26856
55%	4.14%	£3995	MR6 currently 8.49% Variable	7.9% APRC	B26857
55%	4.39%	£1495	MR6 currently 8.49% Variable	8.0% APRC	B26858
55%	4.89%	£0	MR6 currently 8.49% Variable	8.0% APRC	B26859
65%	3.59%	3% of Loan Amount	MR6 currently 8.49% Variable	8.1% APRC	B26860
65%	4.14%	£3995	MR6 currently 8.49% Variable	7.9% APRC	B26861
65%	4.44%	£1495	MR6 currently 8.49% Variable	8.0% APRC	B26862
65%	4.89%	£0	MR6 currently 8.49% Variable	8.0% APRC	B26863
75%	3.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.5% APRC	B26864
75%	4.29%	£3995	MR7 currently 8.99% Variable	8.5% APRC	B26865
75%	4.54%	£1495	MR7 currently 8.99% Variable	8.4% APRC	B26866
75%	4.99%	£0	MR7 currently 8.99% Variable	8.4% APRC	B26867
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	B26868
80%	5.94%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26869
None	6.19%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26870

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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			

Buy to Let

3 Year Fixed

ERC: 3% until 30/06/2026*, then 2% until 30/06/2027*, then 1% until 30/06/2028*,

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%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	7.7% APRC	B30423
65%	4.39%	£1495	MR6 currently 8.49% Variable	7.6% APRC	B30424
65%	4.79%	£0	MR6 currently 8.49% Variable	7.6% APRC	B30425
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	8.1% APRC	B30426
75%	4.49%	£1495	MR7 currently 8.99% Variable	8.0% APRC	B30427
75%	4.99%	£0	MR7 currently 8.99% Variable	8.1% APRC	B30428

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

Buy to Let

5 Year Fixed

ERC: 5% until 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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%	3.94%	3% of Loan Amount	MR6 currently 8.49% Variable	7.0% APRC	B94093
55%	4.29%	£3995	MR6 currently 8.49% Variable	6.9% APRC	B94094
55%	4.39%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B94095
55%	4.59%	£0	MR6 currently 8.49% Variable	7.0% APRC	B94096
65%	3.94%	3% of Loan Amount	MR6 currently 8.49% Variable	7.0% APRC	B94097
65%	4.29%	£3995	MR6 currently 8.49% Variable	7.1% APRC	B94098
65%	4.39%	£1495	MR6 currently 8.49% Variable	7.0% APRC	B94099
65%	4.59%	£0	MR6 currently 8.49% Variable	7.0% APRC	B94100
75%	3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.3% APRC	B94101
75%	4.29%	£3995	MR7 currently 8.99% Variable	7.2% APRC	B94102
75%	4.44%	£1495	MR7 currently 8.99% Variable	7.3% APRC	B94103
75%	4.64%	£0	MR7 currently 8.99% Variable	7.3% APRC	B94104
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	B94105
80%	5.34%	£0	MR8 currently 8.99% Variable	7.6% APRC	B94106
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	B94107

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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 30/06/2026, 0.5% until 30/06/2027

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 30/06/2027)	3% of Loan Amount	MR6 currently 8.49% Variable	8.3% APCR	B71097
65%	5.39% (BBR 0.89% until 30/06/2027)	£1495	MR6 currently 8.49% Variable	8.2% APCR	B71098
65%	5.79% (BBR 1.29% until 30/06/2027)	£0	MR6 currently 8.49% Variable	8.2% APCR	B71099
75%	4.64% (BBR 0.14% until 30/06/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	8.7% APCR	B71100
75%	5.49% (BBR 0.99% until 30/06/2027)	£1495	MR7 currently 8.99% Variable	8.6% APCR	B71101
75%	5.89% (BBR 1.39% until 30/06/2027)	£0	MR7 currently 8.99% Variable	8.7% APCR	B71102

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<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

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% APCR	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 30/06/2026*, then 1% until 30/06/2027*

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	T20425
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.7% APRC	T20426
75%	6.44%	£0	MR7 currently 8.99% Variable	8.8% APRC	T20427
None	6.99%	£0	MR8 currently 8.99% Variable	8.9% APRC	T20428

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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 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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	7.9% APRC	T90557
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	T90558
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	T90559
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	T90560

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

Large Porfolio: Buy to Let

2 Year Fixed

ERC: 2% until 30/06/2026*, then 1% until 30/06/2027*

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%	3.79%	3% of Loan Amount	MR7 currently 8.99% Variable	8.5% APRC	Q20785
75%	4.59%	£1495	MR7 currently 8.99% Variable	8.4% APRC	Q20786
75%	5.54%	£0	MR7 currently 8.99% Variable	8.6% APRC	Q20787
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.7% APRC	Q20788
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	Q20789
None	6.19%	£0	MR8 currently 8.99% Variable	8.7% APRC	Q20790

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

Large Porfolio: Buy to Let

5 Year Fixed

ERC: 5% until 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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	7.4% APRC	Q90808
75%	4.69%	£1495	MR7 currently 8.99% Variable	7.4% APRC	Q90809
75%	4.94%	£0	MR7 currently 8.99% Variable	7.4% APRC	Q90810
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.7% APRC	Q90811
80%	5.39%	£0	MR8 currently 8.99% Variable	7.6% APRC	Q90812
None	5.49%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90813

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

Large Portfolio: Houses of Multiple Occupation

2 Year Fixed

ERC: 2% until 30/06/2026*, then 1% until 30/06/2027*

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	TQ2184
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	TQ2185
75%	6.44%	£0	MR7 currently 8.99% Variable	8.8% APRC	TQ2186
None	6.99%	£0	MR8 currently 8.99% Variable	8.9% APRC	TQ2187

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<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>	<u>Buy to Let</u>	<u>HMO</u>			

Large Portfolio: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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	7.9% APCR	TQ9193
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APCR	TQ9194
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	TQ9195
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	TQ9196

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<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 Fixed

ERC: 2% until 30/06/2026*, then 1% until 30/06/2027*

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	W20768
75%	5.09%	£3995	MR7 currently 8.99% Variable	8.6% APRC	W20769
75%	5.54%	£1495	MR7 currently 8.99% Variable	8.7% APRC	W20770
75%	5.99%	£0	MR7 currently 8.99% Variable	8.7% APRC	W20771
80%	5.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.9% APRC	W20772
80%	6.89%	£0	MR8 currently 8.99% Variable	8.9% APRC	W20773
None	6.99%	£0	MR8 currently 8.99% Variable	8.9% APRC	W20774

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

Limited Company: Buy to Let

5 Year Fixed

ERC: 5% until 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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	W90948
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90949
70%	5.14%	£3995	MR7 currently 8.99% Variable	7.6% APRC	W90950
70%	5.29%	£1495	MR7 currently 8.99% Variable	7.7% APRC	W90951
70%	5.59%	£0	MR7 currently 8.99% Variable	7.7% APRC	W90952
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90953
75%	5.14%	£3995	MR7 currently 8.99% Variable	7.7% APRC	W90954
75%	5.29%	£1495	MR7 currently 8.99% Variable	7.7% APRC	W90955
75%	5.64%	£0	MR7 currently 8.99% Variable	7.8% APRC	W90956
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	8.0% APRC	W90957
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90958
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90959

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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 30/06/2026, 0.5% until 30/06/2027

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 30/06/2027)	3% of Loan Amount	MR7 currently 8.99% Variable	8.9% APCR	W70054

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<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 30/06/2026*, then 1% until 30/06/2027*

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	WT2202
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.7% APRC	WT2203
75%	6.69%	£0	MR7 currently 8.99% Variable	8.9% APRC	WT2204
None	6.99%	£0	MR8 currently 8.99% Variable	8.9% APRC	WT2205

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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.

<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>	

Limited Company: Houses of Multiple Occupation

5 Year Fixed

ERC: 5% until 30/06/2027*, then 4% until 30/06/2028*, then 3% until 30/06/2029*, then 1% until 30/06/2030*

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	7.9% APRC	WT9215
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	WT9216
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APRC	WT9217
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	WT9218

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<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 Fixed

ERC: 2% until 30/06/2026*, then 1% until 30/06/2027*

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%	4.59%	£0	MR5 currently 7.24% Variable	6.9% APRC	A20499
75%	4.78%	£0	MR5 currently 7.24% Variable	7.0% APRC	A20500
90%	5.47%	£0	MR5 currently 7.24% Variable	7.1% APRC	A20501
None	5.69%	£0	MR5 currently 7.24% Variable	7.2% APRC	A20502

Available to Customers whose product code begins with letters: A. Please Contact us on 03456 06 40 60 if you need further information

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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.

<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

5 Year Fixed

ERC: 5% until 30/06/2026*, then 4% until 30/06/2027*, then 3% until 30/06/2028*, then 2% until 30/06/2029*, then 1% until 30/06/2030*

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%	4.24%	£0	MR5 currently 7.24% Variable	6.1% APRC	A99201
75%	4.32%	£0	MR5 currently 7.24% Variable	6.2% APRC	A99202
90%	4.89%	£0	MR5 currently 7.24% Variable	6.4% APRC	A99203
None	5.29%	£0	MR5 currently 7.24% Variable	6.6% APRC	A99204

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<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 30/06/2027)	£0	MR5 currently 7.24% Variable	7.1% APRC	A07359
75%	5.39% (BBR 0.89% until 30/06/2027)	£0	MR5 currently 7.24% Variable	7.1% APRC	A07360
90%	5.57% (BBR 1.07% until 30/06/2027)	£0	MR5 currently 7.24% Variable	7.2% APRC	A07361
None	5.84% (BBR 1.34% until 30/06/2027)	£0	MR5 currently 7.24% Variable	7.2% APRC	A07362

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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.

<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>			

Legacy Residential

2 Year Fixed

ERC: 2% until 30/06/2026*, then 1% until 30/06/2027*

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%	4.59%	£0	MR2 currently 7.24% Variable	6.9% APRC	J02673
75%	4.78%	£0	MR2 currently 7.24% Variable	7.0% APRC	J02674
90%	5.47%	£0	MR2 currently 7.24% Variable	7.1% APRC	J02675
None	5.69%	£0	MR2 currently 7.24% Variable	7.2% APRC	J02676

Available to Customers whose product code begins with 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

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<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>			

Legacy Residential

5 Year Fixed

ERC: 5% until 30/06/2026*, then 4% until 30/06/2027*, then 3% until 30/06/2028*, then 2% until 30/06/2029*, then 1% until 30/06/2030*

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%	4.24%	£0	MR2 currently 7.24% Variable	6.1% APCR	J19643
75%	4.32%	£0	MR2 currently 7.24% Variable	6.2% APCR	J19644
90%	4.89%	£0	MR2 currently 7.24% Variable	6.4% APCR	J19645
None	5.29%	£0	MR2 currently 7.24% Variable	6.6% APCR	J19646

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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.

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

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 30/06/2027)	£0	MR2 currently 7.24% Variable	7.1% APRC	J07084
75%	5.39% (BBR 0.89% until 30/06/2027)	£0	MR2 currently 7.24% Variable	7.1% APRC	J07085
90%	5.57% (BBR 1.07% until 30/06/2027)	£0	MR2 currently 7.24% Variable	7.2% APRC	J07086
None	5.84% (BBR 1.34% until 30/06/2027)	£0	MR2 currently 7.24% Variable	7.2% APRC	J07087

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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

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<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>			

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

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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