Product switch rate guide

For existing The Mortgage Works customers switching products



The mortgage works

Portfolio Size (0-10 properties)		Portfolio Size (10+ properties)		<u>Limited Company</u>		Prime Residential	<u>Legacy</u>	Additional Informati
y to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Frime Residential	Residential	Additional Informa
Co	onten	ts						
• вт	ΓL						<u>3</u> to <u>7</u>	
• нг	мо			<u>8</u> to <u>9</u>				
• La	rge Portfoli	Over 10 prop	perties at comp	oletion)			<u>10</u> to <u>13</u>	
	• BTL						<u>10</u> to <u>11</u>	
	 HMO 						<u>12</u> to <u>13</u>	
• Li	imited Comp	oany					<u>14</u> to <u>18</u>	
	• BTL						<u>14</u> to <u>16</u>	
	 HMO 						<u>17</u> to <u>18</u>	
• R	esidential &	Legacy					<u>19</u> to <u>25</u>	
	• Residentia	al					<u>19</u> to <u>21</u>	
	• Legacy						22 to 25	
· Ac	ditional Inf	ormation					<u>26+</u>	

Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

2 Year Fixed ERC: 2% until 31/12/2025*. then 1% until 31/12/2026*

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

6.19%

Portfolio Size (0-10 properties)

Buy to Let

None

HMO

Buy to Let

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	8.2% APRC	B26711
55%	4.34%	£3995	MR6 currently 8.49% Variable	8.2% APRC	B26699
55%	4.59%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26712
55%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26713
65%	3.74%	3% of Loan Amount	MR6 currently 8.49% Variable	8.2% APRC	B26714
65%	4.34%	£3995	MR6 currently 8.49% Variable	8.2% APRC	B26700
65%	4.59%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26715
65%	5.14%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26716
75%	3.89%	3% of Loan Amount	MR7 currently 8.99% Variable	8.7% APRC	B26693
75%	4.39%	£3995	MR7 currently 8.99% Variable	8.5% APRC	B26701
75%	4.69%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26717
75%	5.24%	£0	MR7 currently 8.99% Variable	8.6% APRC	B26718
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	8.5% APRC	B26605
80%	5.99%	£0	MR8 currently 8.99% Variable	8.7% APRC	B26606

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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

£0

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.

8.8% APRC

B26607

Legacy

Residential

Additional Information

Prime Residential

Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 65% 3.89% 3% of Loan Amount MR6 currently 8.49% Variable 7.8% APRC B30394 65% 4.54% £1495 MR6 currently 8.49% Variable 7.7% APRC B30400 65% 4.94% £0 MR6 currently 8.49% Variable 7.7% APRC B30401

3% of Loan Amount

£1495

£0

Buy to Let

Limited Company

HMO

Portfolio Size (0-10 properties)

Buy to Let

3 Year Fixed

75%

75%

75%

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

ERC: 3% until 31/12/2025*. then 2% until 31/12/2026*. then 1% until 31/12/2027*.

3.99%

4.64%

5.04%

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Legacy

Residential

8.2% APRC

8.1% APRC

8.1% APRC

Additional Information

B30397

B30402

B30403

Prime Residential

MR7 currently 8.99% Variable

MR7 currently 8.99% Variable

5 Year Fixed ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

5.49%

Portfolio Size (0-10 properties)

Buy to Let

None

HMO

Buy to Let

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	B93955
55%	4.34%	£3995	MR6 currently 8.49% Variable	7.2% APRC	B93956
55%	4.49%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93973
55%	4.69%	£0	MR6 currently 8.49% Variable	7.1% APRC	B93928
65%	3.99%	3% of Loan Amount	MR6 currently 8.49% Variable	7.1% APRC	B93958
65%	4.34%	£3995	MR6 currently 8.49% Variable	7.2% APRC	B93959
65%	4.49%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93974
65%	4.69%	£0	MR6 currently 8.49% Variable	7.1% APRC	B93932
75%	4.04%	3% of Loan Amount	MR7 currently 8.99% Variable	7.4% APRC	B93961
75%	4.34%	£3995	MR7 currently 8.99% Variable	7.5% APRC	B93962
75%	4.49%	£1495	MR7 currently 8.99% Variable	7.3% APRC	B93975
75%	4.69%	£0	MR7 currently 8.99% Variable	7.4% APRC	B93936
80%	4.99%	2% of Loan Amount	MR8 currently 8.99% Variable	7.5% APRC	B93855
80%	5.39%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93856

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£0

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.

7.7% APRC

B93857

Legacy

Residential

Additional Information

Prime Residential

2 Year Tracker | Benefit: 1Switch to Fix ERC: 0.75% until 31/12/2025, 0.5% until 31/12/2026

Buy to Let

Limited Company

HMO

Portfolio Size (10+ properties)

HMO

Buy to Let

Portfolio Size (0-10 properties)

Buy to Let

HMO

Buy to Let

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%	4.79% (BBR 0.04% until 31/12/2026)	3% of Loan Amount	MR6 currently 8.49% Variable	8.1% APRC	B71043
65%	5.64% (BBR 0.89% until 31/12/2026)	£1495	MR6 currently 8.49% Variable	8.3% APRC	B71044
65%	6.04% (BBR 1.29% until 31/12/2026)	£0	MR6 currently 8.49% Variable	8.4% APRC	B71045
75%	4.89% (BBR 0.14% until 31/12/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	8.5% APRC	B71046
75%	5.74% (BBR 0.99% until 31/12/2026)	£1495	MR7 currently 8.99% Variable	8.8% APRC	B71047
75%	6.14% (BBR 1.39% until 31/12/2026)	£0	MR7 currently 8.99% Variable	8.8% APRC	B71048

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

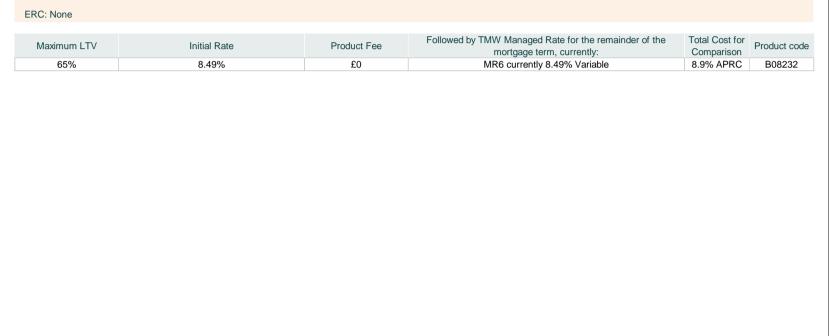
1 Switch to Fix is available for Buy to Let Tracker products, which allows a customer to switch to an existing customer fixed rate, within the same product range, at any time without incurring early repayment charge. Maximum loan amount (unless otherwise stated) is £1,500,000

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.

Legacy

Residential

Additional Information



1 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

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

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

Buy to Let

Lifetime Variable

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

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

repayment charges. This isn't available if the whole loan is being repaid or security released.

Buy to Let

Legacy

Residential

Additional Information

75% 4.79% 3% of Loan Amount MR7 currently 8.99% Variable 8.4% APRC T20401 75% MR7 currently 8.99% Variable T20402 5.89% £1495 8.7% APRC 75% 6.79% £0 MR7 currently 8.99% Variable 8.9% APRC T20403 MR8 currently 8.99% Variable None 6.99% £0 9.0% APRC T20400

Limited Company

HMO

Buy to Let

Product Fee

Portfolio Size (0-10 properties)

2 Year Fixed

Maximum LTV

НМО

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

Houses of Multiple Occupation

Buy to Let

Portfolio Size (10+ properties)

HMO

Buv to Let

Initial Rate

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

1 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.

Legacy

Residential

Total Cost for

Comparison

Additional Information

Product code

Prime Residential

Followed by TMW Managed Rate for the remainder of the

mortgage term, currently:

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029* Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 5.29% 3% of Loan Amount MR7 currently 8.99% Variable 8.0% APRC T90542 75% 5.59% MR7 currently 8.99% Variable 7.8% APRC T90534 £1495 75% 5.89% £0 MR7 currently 8.99% Variable 7.8% APRC T90535

£0

Buy to Let

Limited Company

HMO

Portfolio Size (0-10 properties)

5 Year Fixed

None

НМО

Houses of Multiple Occupation

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

5.99%

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Legacy

Residential

7.9% APRC

Additional Information

T90533

Prime Residential

Large Porfolio: Buy to Let 2 Year Fixed ERC: 2% until 31/12/2025*, then 1% until 31/12/2026* Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.09% 3% of Loan Amount MR7 currently 8.99% Variable 8.7% APRC Q20753 75% 4.89% £1495 MR7 currently 8.99% Variable Q20754 8.6% APRC 75% 5.54% £0 MR7 currently 8.99% Variable 8.6% APRC Q20755 2% of Loan Amount MR8 currently 8.99% Variable 80% 4.99% 8.5% APRC Q20731 80% 5.99% MR8 currently 8.99% Variable Q20732 £0 8.7% APRC MR8 currently 8.99% Variable Q20733 6.19% £0 8.8% APRC None

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

1 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

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.

Legacy

Residential

Additional Information

Large Porfolio: Buy to Let 5 Year Fixed ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.24% 3% of Loan Amount MR7 currently 8.99% Variable 7.5% APRC Q90781 75% 4.69% £1495 MR7 currently 8.99% Variable Q90782 7.4% APRC 75% 4.94% £0 MR7 currently 8.99% Variable 7.5% APRC Q90783 2% of Loan Amount MR8 currently 8.99% Variable 80% 4.99% 7.5% APRC Q90749 80% 5.39% MR8 currently 8.99% Variable 7.7% APRC Q90750 £0

Buy to Let

£0

Limited Company

HMO

Portfolio Size (0-10 properties)

HMO

Buy to Let

None

Portfolio Size (10+ properties)

HMO

Buy to Let

5.49%

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

as well as a make home or regular eversely as the total and an experience belongs in each 12 month period from the applyers any of completion, without having to pay any early

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.

Legacy

Residential

Additional Information

Q90751

7.7% APRC

Prime Residential

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 4.79% 3% of Loan Amount MR7 currently 8.99% Variable 8.4% APRC TQ2166 75% 5.89% MR7 currently 8.99% Variable 8.8% APRC TQ2167 £1495 75% 6.79% £0 MR7 currently 8.99% Variable 8.9% APRC TQ2168 MR8 currently 8.99% Variable TQ2165 None 6.99% £0 9.0% APRC

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

Large Portfolio: Houses of Multiple Occupation

НМО

Buy to Let

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repayment charges. This isn't available if the whole loan is being repaid or security released.

Legacy

Residential

Additional Information

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 75% 5.29% 3% of Loan Amount MR7 currently 8.99% Variable 8.0% APRC TQ9182 75% 5.59% MR7 currently 8.99% Variable 7.8% APRC TQ9178 £1495 75% 5.89% £0 MR7 currently 8.99% Variable 7.8% APRC TQ9179 MR8 currently 8.99% Variable TQ9177 None 5.99% £0 7.9% APRC

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

5 Year Fixed

Portfolio Size (10+ properties)

Large Portfolio: Houses of Multiple Occupation

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

НМО

Buy to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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.

Legacy

Residential

Additional Information

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee Comparison mortgage term, currently: 75% 4.89% 3% of Loan Amount MR7 currently 8.99% Variable 8.9% APRC W20723 75% 5.29% £3995 MR7 currently 8.99% Variable W20724 8.7% APRC 75% 5 79% £1495 MR7 currently 8.99% Variable 8.8% APRC W20708 £0 MR7 currently 8.99% Variable 75% 6.49% 8.9% APRC W20725 80% 5.99% 2% of Loan Amount MR8 currently 8.99% Variable W20710 8.7% APRC 80% MR8 currently 8.99% Variable 6.89% £0 8.9% APRC W20711 MR8 currently 8.99% Variable W20712 None 6.99% £0 9.0% APRC

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 31/12/2025*, then 1% until 31/12/2026*

Limited Company: Buy to Let

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

HMO

Buv to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

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

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Legacy

Residential

Additional Information

Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee Comparison mortgage term, currently: 70% 4.59% 5% of Loan Amount MR7 currently 8.99% Variable 7.3% APRC W90858 70% 4.99% MR7 currently 8.99% Variable W90859 3% of Loan Amount 7.5% APRC 70% 5 19% £3995 MR7 currently 8.99% Variable 7.8% APRC W90860 MR7 currently 8.99% Variable 70% 5.44% £1495 7.8% APRC W90861 70% 5.74% £0 MR7 currently 8.99% Variable W90888 7.8% APRC 75% 4.99% 3% of Loan Amount MR7 currently 8.99% Variable 7.5% APRC W90863 75% 5.19% £3995 MR7 currently 8.99% Variable 7.8% APRC W90864 75% 5.44% £1495 MR7 currently 8.99% Variable 7.8% APRC W90865

£0

2% of Loan Amount

£0

£0

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Limited Company: Buy to Let

Buy to Let

5 Year Fixed

75%

80%

80%

None

Portfolio Size (10+ properties)

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

HMO

Buv to Let

5.74%

5.59%

5.99%

5.99%

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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.

Legacy

Residential

7.8% APRC

7.7% APRC

7.9% APRC

7.9% APRC

Additional Information

W90889

W90867

W90868

W90869

Prime Residential

MR7 currently 8.99% Variable

MR8 currently 8.99% Variable

MR8 currently 8.99% Variable

Portfolio Size (0	-10 properties)v	Portfolio Size (1	0+ properties)	<u>Limite</u>	d Company	Duine a Danidantial	Legacy	Additional Information
Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	<u>Prime Residential</u>	Residential	Additional Information
2 Year Tr	•	ny: Buy to						
Maximum L	TV	Initial Rate	Pro	duct Fee	•	naged Rate for the remaind age term, currently:		Cost for parison Product code
75%	5.74% (B	BR 0.99% until 31/12	2/2026) 3% of L	oan Amount		rently 8.99% Variable		APRC W70048
₁ Switch to Fix is early repayment You can make lu	available for Buy to L charge. Maximum loa mp sum or regular o	et Tracker products, an amount (unless oth	which allows a custonerwise stated) is £1 10% of the initial mo	omer to switch to a ,500,000 ortgage balance in	Ü	our property. d rate, within the same pro om the anniversary of com		· ·
						Product Switch Rate (Guide 21/11/2024 T	he Mortgage Works I 16

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	8.4% APRC	WT2186
75%	5.89%	£1495	MR7 currently 8.99% Variable	8.8% APRC	WT2187
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	WT2188
None	6.99%	£0	MR8 currently 8.99% Variable	9.0% APRC	WT2185

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

ERC: 2% until 31/12/2025*. then 1% until 31/12/2026*

Buy to Let

2 Year Fixed

Portfolio Size (10+ properties)

Limited Company: Houses of Multiple Occupation

HMO

Buy to Let

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.

Legacy

Residential

Additional Information

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	WT9204	
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.8% APRC	WT9200	
75%	5.89%	£0	MR7 currently 8.99% Variable	7.8% APRC	WT9201	
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	WT9199	

HMO

Buy to Let

Portfolio Size (0-10 properties)

5 Year Fixed

HMO

Buy to Let

Portfolio Size (10+ properties)

Limited Company: Houses of Multiple Occupation

ERC: 5% until 31/12/2026*, then 4% until 31/12/2027*, then 3% until 31/12/2028*, then 1% until 31/12/2029*

HMO

Buy to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property.

1 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.

Legacy

Residential

Additional Information

Portfolio Size (0-10 properties)	Portfolio Size (1	o Size (10+ properties) Limited Company		Company	Prime Residential	Legacy	Additional Information	
Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	<u>Prime Residentiai</u>	Residential	Additio	<u>inal Information</u>
2 Year F	Residenti ixed 31/12/2025*, then 19								
Maximum L	.TV	Initial Rate	Pro	duct Fee	•	naged Rate for the remainde age term, currently:		Cost for parison	Product code
60%		4.39%		£0		rrently 7.49% Variable		APRC	A20463
75%		4.59%		£0		rrently 7.49% Variable		APRC	A20464
90%		5.44%		£0		rrently 7.49% Variable		APRC	A20465
None		5.69%		£0		rrently 7.49% Variable		APRC	A20466
₁ Switch to Fix is early repayment You can make lo	available for Buy to L charge. Maximum loa	et Tracker products, in amount (unless other verpayments of up to a	which allows a custonerwise stated) is £1, 20% of the initial mo	omer to switch to ar ,500,000 rtgage balance in e	· ·	our property. Indicate, within the same produced rome the anniversary of comp			· ·

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Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

ortfolio Size (0-10 proper	ues) <u>Fortiono Size</u>	Portfolio Size (10+ properties)		ed Company	Prime Residential	<u>Legacy</u>	۸dditi	Additional Informa	
Buy to Let HMC	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Filine Residential	Residentia	al Additi	onai miomi	
Prime Resid	ential								
I IIIIC ICSIG	Cittiai								
5 Year Fixed									
ERC: 5% until 31/12/2025*	. then 4% until 31/12/2026*	. then 3% until 31/12/2	2027*. then 2% u	ntil 31/12/2028*, then 1%	6 until 31/12/2029*				
	,	,	,	, , , , , , , , , , , , , , , , , , , ,					
Maximum LTV	Initial Rate	Pro	oduct Fee	•	naged Rate for the remainde page term, currently:		otal Cost for Comparison	Product co	
60%	4.04%		£0		rrently 7.49% Variable		6.3% APRC	A99165	
75%	4.14%		£0		rrently 7.49% Variable		6.4% APRC	A99166	
90%	4.79%		£0		rrently 7.49% Variable		6.7% APRC	A99167	
None	5.19%		£0	MR5 cu	rrently 7.49% Variable	6	6.9% APRC	A99168	
ates are only secured once Switch to Fix is available for arly repayment charge. Max	Buy to Let Tracker products	s, which allows a custo	omer to switch to		our property. ed rate, within the same prod	duct range, at ar	ny time withc	ut incurring	

Product Switch Rate Guide 21/11/2024 | The Mortgage Works | 20

Portfolio Size (0-10 properties)

Portfolio Size (10+ properties)

ERC: None	r Benefit: ¹Switch to Fix				
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%	5.64% (BBR 0.89% until 31/12/2026)	£0	MR5 currently 7.49% Variable	7.7% APRC	A07315
75%	5.64% (BBR 0.89% until 31/12/2026)	£0	MR5 currently 7.49% Variable	7.7% APRC	A07316
90%	5.82% (BBR 1.07% until 31/12/2026)	£0	MR5 currently 7.49% Variable	7.7% APRC	A07317
None	6.09% (BBR 1.34% until 31/12/2026)	£0	MR5 currently 7.49% Variable	7.8% APRC	A07318

Portfolio Size (0-10 properties)

B

Portfolio Size (10+ properties)

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Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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 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.

Legacy

Residential

Additional Information

Legacy Residential 2 Year Fixed ERC: 2% until 31/12/2025*, then 1% until 31/12/2026* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Initial Rate Product Fee Product code mortgage term, currently: Comparison MR2 currently 7.49% Variable 60% 4.39% £0 7.3% APRC J02637 75% 4.59% £0 MR2 currently 7.49% Variable J02638 7.4% APRC £0 90% 5.44% MR2 currently 7.49% Variable 7.6% APRC J02639 £0 MR2 currently 7.49% Variable None 5 69% 7.6% APRC J02640 Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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 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.

Limited Company

HMO

Buy to Let

Legacy

Residential

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Additional Information

Prime Residential

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

Legacy Residential 5 Year Fixed ERC: 5% until 31/12/2025*, then 4% until 31/12/2026*, then 3% until 31/12/2027*, then 2% until 31/12/2028*, then 1% until 31/12/2029* Followed by TMW Managed Rate for the remainder of the Total Cost for Maximum LTV Product code Initial Rate Product Fee mortgage term, currently: Comparison 60% 4.04% £0 MR2 currently 7.49% Variable 6.3% APRC J19607 £0 6.4% APRC 75% 4.14% MR2 currently 7.49% Variable J19608 90% 4 79% £0 MR2 currently 7.49% Variable 6.7% APRC J19609 MR2 currently 7.49% Variable None 5.19% £0 6.9% APRC J19610

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

Rates are only secured once a full application and any applicable fee(s) have been received. Mortgages are secured on your property. 1 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 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.

Legacy

Residential

Additional Information

Legacy Residential 2 Year Tracker | Benefit: 1Switch to Fix FRC: None Followed by TMW Managed Rate for the remainder of the Total Cost for Product code Maximum LTV Initial Rate Product Fee mortgage term, currently: Comparison 60% 5.64% (BBR 0.89% until 31/12/2026) £0 MR2 currently 7.49% Variable 7.7% APRC J07040 £0 75% 5.64% (BBR 0.89% until 31/12/2026) MR2 currently 7.49% Variable 7.7% APRC J07041 90% 5.82% (BBR 1.07% until 31/12/2026) £0 MR2 currently 7.49% Variable 7.7% APRC J07042 6.09% (BBR 1.34% until 31/12/2026) MR2 currently 7.49% Variable None £0 7.8% APRC J07043

Limited Company

HMO

Buy to Let

Portfolio Size (0-10 properties)

HMO

Buy to Let

Portfolio Size (10+ properties)

HMO

Buy to Let

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 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.

Legacy

Residential

Additional Information

Portfolio Size (0-10 properties)	Portfolio Size (1	10+ properties)	Limited	ited Company Prime Residential		<u>Legacy</u>	Additional Informatio
Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Buy to Let	<u>HMO</u>	Prime Residential	<u>Residential</u>	Additional Informatio
Legacy Lifetime ERC: None	Resident Variable	tial						
Maximum L	TV	Initial Rate	Pro	duct Fee		naged Rate for the remaind		al Cost for mparison Product code
None		7.49%		£0		rently 7.49% Variable		% APRC J08015
₁ Switch to Fix is early repayment You can make lu	available for Buy to L charge. Maximum loa mp sum or regular o	et Tracker products, an amount (unless ot verpayments of up to	which allows a custo herwise stated) is £1,	omer to switch to ar ,500,000 rtgage balance in e	· ·	our property. d rate, within the same pro om the anniversary of com		· ·
						Product Switch Rate 0	Guide 21/11/2024 I	The Mortgage Works 25
						. Toddot Ownor Nate C	Jaiao 2 1/ 1 1/2024	The Mortgage Works 25

Buy to Let

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 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

Limited Company

HMO

Legacy

Residential

Additional Information

Prime Residential

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

Registered in England. Company Registration Number 2222856.

Portfolio Size (10+ properties)

HMO

Buv to Let

Additional information

Portfolio Size (0-10 properties)

eligibility criteria.

HMO

Buy to let, Legacy Residential & Residential

Buy to Let

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

