

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 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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	8.2% APRC	B26477
55%	4.54%	£3995	MR6 currently 8.49% Variable	8.2% APRC	B26478
55%	4.79%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26479
55%	5.24%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26480
65%	3.84%	3% of Loan Amount	MR6 currently 8.49% Variable	8.2% APRC	B26481
65%	4.54%	£3995	MR6 currently 8.49% Variable	8.2% APRC	B26482
65%	4.79%	£1495	MR6 currently 8.49% Variable	8.1% APRC	B26483
65%	5.24%	£0	MR6 currently 8.49% Variable	8.1% APRC	B26484
75%	3.99%	3% of Loan Amount	MR7 currently 8.99% Variable	8.6% APRC	B26485
75%	4.69%	£3995	MR7 currently 8.99% Variable	8.6% APRC	B26486
75%	4.94%	£1495	MR7 currently 8.99% Variable	8.5% APRC	B26487
75%	5.34%	£0	MR7 currently 8.99% Variable	8.6% APRC	B26488
80%	5.49%	2% of Loan Amount	MR8 currently 8.99% Variable	8.8% APRC	B26489
80%	6.49%	£0	MR8 currently 8.99% Variable	8.8% APRC	B26490
None	6.69%	£0	MR8 currently 8.99% Variable	8.9% APRC	B26491

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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 07/08/2024

3 Year Fixed

ERC: 4% until 31/10/2025*, then 3% until 31/10/2026*, then 2% 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%	3.94%	3% of Loan Amount	MR6 currently 8.49% Variable	7.7% APRC	B30372
65%	4.69%	£1495	MR6 currently 8.49% Variable	7.8% APRC	B30366
65%	5.14%	£0	MR6 currently 8.49% Variable	7.8% APRC	B30367
75%	3.94%	3% of Loan Amount	MR7 currently 8.99% Variable	8.1% APRC	B30371
75%	4.84%	£1495	MR7 currently 8.99% Variable	8.2% APRC	B30369
75%	5.19%	£0	MR7 currently 8.99% Variable	8.2% APRC	B30370

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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 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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%	3.94%	3% of Loan Amount	MR6 currently 8.49% Variable	7.0% APRC	B93706
55%	4.24%	£3995	MR6 currently 8.49% Variable	7.3% APRC	B93657
55%	4.39%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93707
55%	4.64%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93708
65%	3.94%	3% of Loan Amount	MR6 currently 8.49% Variable	7.0% APRC	B93709
65%	4.24%	£3995	MR6 currently 8.49% Variable	7.3% APRC	B93661
65%	4.39%	£1495	MR6 currently 8.49% Variable	7.1% APRC	B93710
65%	4.64%	£0	MR6 currently 8.49% Variable	7.0% APRC	B93711
75%	3.94%	3% of Loan Amount	MR7 currently 8.99% Variable	7.3% APRC	B93712
75%	4.34%	£3995	MR7 currently 8.99% Variable	7.6% APRC	B93713
75%	4.39%	£1495	MR7 currently 8.99% Variable	7.4% APRC	B93714
75%	4.74%	£0	MR7 currently 8.99% Variable	7.3% APRC	B93715
80%	5.19%	2% of Loan Amount	MR8 currently 8.99% Variable	7.8% APRC	B93668
80%	5.59%	£0	MR8 currently 8.99% Variable	7.7% APRC	B93669
None	5.79%	£0	MR8 currently 8.99% Variable	7.8% APRC	B93670

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

Buy to Let

Product Switch Rate Guide 07/08/2024

2 Year Tracker

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 31/08/2026)	3% of Loan Amount	MR6 currently 8.49% Variable	8.5% APRC	B71025
65%	5.89% (BBR 0.89% until 31/08/2026)	£1495	MR6 currently 8.49% Variable	8.4% APRC	B71026
65%	6.29% (BBR 1.29% until 31/08/2026)	£0	MR6 currently 8.49% Variable	8.4% APRC	B71027
75%	5.14% (BBR 0.14% until 31/08/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	8.9% APRC	B71028
75%	5.99% (BBR 0.99% until 31/08/2026)	£1495	MR7 currently 8.99% Variable	8.9% APRC	B71029
75%	6.39% (BBR 1.39% until 31/08/2026)	£0	MR7 currently 8.99% Variable	8.9% APRC	B71030

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1 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 07/08/2024

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 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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%	4.84%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APCR	T20388
75%	5.99%	£1495	MR7 currently 8.99% Variable	8.9% APCR	T20389
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	T20384
None	7.49%	£0	MR8 currently 8.99% Variable	9.1% APCR	T20385

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

Houses of Multiple Occupation

Product Switch Rate Guide 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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	7.8% APCR	T90521
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.9% APCR	T90522
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	T90519
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	T90520

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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 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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	8.6% APRC	Q20701
75%	4.94%	£1495	MR7 currently 8.99% Variable	8.6% APRC	Q20702
75%	5.34%	£0	MR7 currently 8.99% Variable	8.6% APRC	Q20703
80%	5.49%	2% of Loan Amount	MR8 currently 8.99% Variable	8.8% APRC	Q20704
80%	6.49%	£0	MR8 currently 8.99% Variable	8.8% APRC	Q20705
None	6.69%	£0	MR8 currently 8.99% Variable	8.9% APRC	Q20706

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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 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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%	3.94%	3% of Loan Amount	MR7 currently 8.99% Variable	7.3% APRC	Q90723
75%	4.39%	£1495	MR7 currently 8.99% Variable	7.4% APRC	Q90724
75%	4.74%	£0	MR7 currently 8.99% Variable	7.3% APRC	Q90725
80%	5.19%	2% of Loan Amount	MR8 currently 8.99% Variable	7.8% APRC	Q90714
80%	5.59%	£0	MR8 currently 8.99% Variable	7.7% APRC	Q90715
None	5.79%	£0	MR8 currently 8.99% Variable	7.8% APRC	Q90716

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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 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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%	4.84%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APRC	TQ2155
75%	5.99%	£1495	MR7 currently 8.99% Variable	8.9% APRC	TQ2156
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APRC	TQ2152
None	7.49%	£0	MR8 currently 8.99% Variable	9.1% APRC	TQ2153

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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 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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	7.8% APCR	TQ9167
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.9% APCR	TQ9168
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	TQ9165
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	TQ9166

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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 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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%	4.84%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APRC	W20688
75%	5.39%	£3995	MR7 currently 8.99% Variable	9.1% APRC	W20689
75%	5.99%	£1495	MR7 currently 8.99% Variable	8.9% APRC	W20690
75%	6.49%	£0	MR7 currently 8.99% Variable	8.8% APRC	W20681
80%	6.49%	2% of Loan Amount	MR8 currently 8.99% Variable	9.1% APRC	W20682
80%	7.39%	£0	MR8 currently 8.99% Variable	9.1% APRC	W20683
None	7.49%	£0	MR8 currently 8.99% Variable	9.1% APRC	W20684

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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			

Limited Company: Buy to Let

Product Switch Rate Guide 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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	7.8% APRC	W90831
70%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90832
70%	5.34%	£3995	MR7 currently 8.99% Variable	8.1% APRC	W90833
70%	5.59%	£1495	MR7 currently 8.99% Variable	7.9% APRC	W90834
70%	5.84%	£0	MR7 currently 8.99% Variable	7.9% APRC	W90818
75%	4.99%	3% of Loan Amount	MR7 currently 8.99% Variable	7.8% APRC	W90835
75%	5.34%	£3995	MR7 currently 8.99% Variable	8.1% APRC	W90836
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.9% APRC	W90837
75%	5.84%	£0	MR7 currently 8.99% Variable	7.9% APRC	W90822
80%	5.59%	2% of Loan Amount	MR8 currently 8.99% Variable	8.0% APRC	W90823
80%	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90824
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APRC	W90825

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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 07/08/2024

2 Year Tracker

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 31/08/2026)	3% of Loan Amount	MR7 currently 8.99% Variable	9.1% APRC	W70046

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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			

Limited Company: Houses of Multiple Occupation

Product Switch Rate Guide 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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%	4.84%	3% of Loan Amount	MR7 currently 8.99% Variable	8.8% APCR	WT2175
75%	5.99%	£1495	MR7 currently 8.99% Variable	8.9% APCR	WT2176
75%	6.79%	£0	MR7 currently 8.99% Variable	8.9% APCR	WT2172
None	7.49%	£0	MR8 currently 8.99% Variable	9.1% APCR	WT2173

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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 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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	7.8% APCR	WT9189
75%	5.59%	£1495	MR7 currently 8.99% Variable	7.9% APCR	WT9190
75%	5.89%	£0	MR7 currently 8.99% Variable	7.9% APCR	WT9186
None	5.99%	£0	MR8 currently 8.99% Variable	7.9% APCR	WT9187

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

Prime Residential

Product Switch Rate Guide 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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	7.5% APRC	A20439
75%	5.05%	£0	MR5 currently 7.74% Variable	7.5% APRC	A20440
90%	5.65%	£0	MR5 currently 7.74% Variable	7.6% APRC	A20441
None	5.75%	£0	MR5 currently 7.74% Variable	7.7% APRC	A20442

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

Prime Residential

Product Switch Rate Guide 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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% APRC	A99141
75%	4.53%	£0	MR5 currently 7.74% Variable	6.6% APRC	A99142
90%	5.08%	£0	MR5 currently 7.74% Variable	6.8% APRC	A99143
None	5.29%	£0	MR5 currently 7.74% Variable	6.9% APRC	A99144

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

Prime Residential

Product Switch Rate Guide 07/08/2024

2 Year Tracker

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 31/08/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07303
75%	5.89% (BBR 0.89% until 31/08/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07304
90%	6.07% (BBR 1.07% until 31/08/2026)	£0	MR5 currently 7.74% Variable	7.7% APRC	A07305
None	6.34% (BBR 1.34% until 31/08/2026)	£0	MR5 currently 7.74% Variable	7.8% APRC	A07306

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

Legacy Residential

Product Switch Rate Guide 07/08/2024

2 Year Fixed

ERC: 2.5% until 31/10/2025*, then 2% 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	7.5% APCR	J02613
75%	5.05%	£0	MR2 currently 7.74% Variable	7.5% APCR	J02614
90%	5.65%	£0	MR2 currently 7.74% Variable	7.6% APCR	J02615
None	5.75%	£0	MR2 currently 7.74% Variable	7.7% APCR	J02616

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

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 07/08/2024

5 Year Fixed

ERC: 5% until 31/10/2026*, then 4% until 31/10/2027*, then 3% until 31/10/2028*, then 2% 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	J19583
75%	4.53%	£0	MR2 currently 7.74% Variable	6.6% APRC	J19584
90%	5.08%	£0	MR2 currently 7.74% Variable	6.8% APRC	J19585
None	5.29%	£0	MR2 currently 7.74% Variable	6.9% APRC	J19586

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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 07/08/2024

2 Year Tracker

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 31/08/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07028
75%	5.89% (BBR 0.89% until 31/08/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07029
90%	6.07% (BBR 1.07% until 31/08/2026)	£0	MR2 currently 7.74% Variable	7.7% APRC	J07030
None	6.34% (BBR 1.34% until 31/08/2026)	£0	MR2 currently 7.74% Variable	7.8% APRC	J07031

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1 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			

Legacy Residential

Product Switch Rate Guide 07/08/2024

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

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

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 