

the mortgage works<sup>★</sup>

# Mortgage Interest Rates 03.12.21

## Product switch rates at a glance

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

Mortgage Interest Rates **03.12.21**

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
1 Year Fixed	B01673	Fixed until 28/02/2023	1.00%	The Mortgage Works Managed Rate (Issue 6), currently 4.74% variable	4.7% APRC	2% of loan amount	65%	1% until 28/02/2023*
2 Year Fixed	B24892	Fixed until 29/02/2024	1.99%	The Mortgage Works Managed Rate (Issue 6), currently 4.74% variable	4.4% APRC	£1,995	65%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	B24893		2.49%		4.5% APRC	£995		
	B24894		2.99%			£0		
	B24895		2.49%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.9% APRC	£1,995	75%	
	B24896		2.74%		5.0% APRC	£995		
	B24897		3.09%			£0		
	B24898		2.89%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.4% APRC	2% of loan amount	80%	
	B24899		3.89%					
B24900	3.99%		£0					None
3 Year Fixed	B30151	Fixed until 28/02/2025	2.34%	The Mortgage Works Managed Rate (Issue 6), currently 4.74% variable	4.3% APRC	£1,995	65%	2.25% until 28/02/2023*, 1.75% until 29/02/2024*, 0.75% until 28/02/2025*
	B30152		2.64%		4.4% APRC	£995		
	B30153		3.09%			£0		
	B30154		2.64%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.8% APRC	£1,995	75%	
	B30155		2.84%					
	B30156		3.19%					

\*Lump sum or regular overpayments can be made 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.

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# Buy to Let

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
5 Year Fixed	B91779	Fixed until 28/02/2027	2.64%	The Mortgage Works Managed Rate (Issue 6), currently 4.74% variable	4.1% APRC	£1,995	65%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	B91780		2.79%			£995		
	B91781		3.19%			£0		
	B91782		2.74%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.4% APRC	£1,995	75%	
	B91783		2.89%			£995		
	B91784		3.29%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.1% APRC	£0	80%	
	B91785		3.59%			2% of loan amount		
	B91786		4.29%			£0		
B91787	4.49%	5.3% APRC	None					
10 Year Fixed	B91788	Fixed until 29/02/2032	2.74%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	3.8% APRC	£1,995	65%	6% until 28/02/2025*, 5.75% until 28/02/2026*, 5.25% until 28/02/2027*, 4.75% until 29/02/2028*, 4% until 28/02/2029*, 3% until 28/02/2030*, 2% until 28/02/2031*, 1% until 29/02/2032*
Lifetime Variable	B08193	The Mortgage Works Managed Rate, currently 4.74% variable	4.74%	The Mortgage Works Managed Rate (Issue 6), currently 4.74% variable	5.0% APRC	£995	65%	None

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# Houses in Multiple Occupation

Mortgage Interest Rates **03.12.21**

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	T20088	Fixed until 29/02/2024	3.89%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	5.1% APRC	£0	75%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	T20089		3.99%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.4% APRC		None	
5 Year Fixed	T90089	Fixed until 28/02/2027	3.99%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.9% APRC	£0	75%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	T90090		4.49%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.3% APRC		None	

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# Large Portfolio

Mortgage Interest Rates **03.12.21**

Available for customers with more than 10 mortgaged Buy to Let properties at inception (existing product codes begin with the letters Q or LQ).  
Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	Q20272	Fixed until 29/02/2024	2.49%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.9% APRC	£1,995	75%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	Q20273		3.09%		5.0% APRC	£0		
	Q20274		2.89%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.4% APRC	2% of loan amount	80%	
	Q20275		3.89%			£0	None	
	Q20276		3.99%					
5 Year Fixed	Q90263	Fixed until 28/02/2027	2.99%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.5% APRC	£1,995	75%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	Q90264		3.39%		4.6% APRC	£0		
	Q90265		3.59%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.1% APRC	2% of loan amount	80%	
	Q90266		4.29%			£0	None	
	Q90267		4.49%					

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# Large Portfolio Houses in Multiple Occupation

Mortgage Interest Rates **03.12.21**

Available for customers with more than 10 mortgaged Buy to Let properties at inception (existing product codes begin with the letters TQ).  
Maximum loan amount (unless otherwise stated) is £1,500,000.

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	TQ2032	Fixed until 29/02/2024	3.89%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	5.1% APCR	£0	75%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	TQ2033		3.99%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.4% APCR		None	
5 Year Fixed	TQ9034	Fixed until 28/02/2027	3.99%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.9% APCR	£0	75%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	TQ9035		4.49%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.3% APCR		None	

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### Limited Company: Buy to Let

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	W20226	Fixed until 29/02/2024	2.99%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	5.0% APRC	£1,995	75%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	W20227		3.49%			£0		
	W20228		3.29%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.5% APRC	2% of loan amount	80%	
	W20229		3.89%		5.4% APRC	£0	None	
	W20230		3.99%					
5 Year Fixed	W90222	Fixed until 28/02/2027	3.39%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.7% APRC	£1,995	75%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	W90223		3.59%			£0		
	W90224		3.99%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.2% APRC	2% of loan amount	80%	
	W90225		4.39%		5.3% APRC	£0	None	
	W90226		4.49%					

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### Limited Company: Houses in Multiple Occupation

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	WT2041	Fixed until 29/02/2024	3.89%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	5.1% APRC	£0	75%	1.5% until 28/02/2023*, 1% until 29/02/2024*
	WT2042		3.99%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.4% APRC		None	
5 Year Fixed	WT9042	Fixed until 28/02/2027	3.99%	The Mortgage Works Managed Rate (Issue 7), currently 5.24% variable	4.9% APRC	£0	75%	3.25% until 29/02/2024*, 2.75% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	WT9043		4.49%	The Mortgage Works Managed Rate (Issue 8), currently 5.54% variable	5.3% APRC		None	

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Available to residential customers whose original product code, which can be found on the mortgage offer, began with the following letters: FS, P, PC, D, E, F, G, H, L, M, N, NP, S, SC, SE, SH, SL, SM, SN, or SP. Please contact us on 03456 06 40 60 if you need further information. Maximum loan (unless otherwise stated) is £1,000,000.

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	J02194	Fixed until 29/02/2024	2.49%	The Mortgage Works Managed Rate (Issue 2), currently 4.79% variable	4.5% APRC	£0	60%	1.25% until 28/02/2023*, 0.75% until 29/02/2024*
	J02195		2.74%				75%	
	J02196		2.99%				90%	
	J02197		3.49%				None	
5 Year Fixed	J19180	Fixed until 28/02/2027	2.59%	The Mortgage Works Managed Rate (Issue 2), currently 4.79% variable	4.0% APRC	£0	60%	3% until 29/02/2024*, 2.5% until 28/02/2025*, 1.75% until 28/02/2026*, 0.75% until 28/02/2027*
	J19181		2.79%				75%	
	J19182		3.49%				90%	
	J19183		3.99%				None	
Lifetime Variable	J08006	The Mortgage Works Managed Rate (Issue 2), currently 4.79% variable	4.79%	The Mortgage Works Managed Rate (Issue 2), currently 4.79% variable	4.9% APRC	£0	None	None

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### Including Guarantor mortgages

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

Product	Product code	Description	Initial rate	Followed by the Mortgage Works Managed Rate for the remainder of the mortgage term, currently:	The overall cost for comparison is	Product fee	Maximum loan to value	Early repayment charges
2 Year Fixed	A20022	Fixed until 29/02/2024	1.89%	The Mortgage Works Managed Rate (Issue 5), currently 4.39% variable	4.0% APRC	£0	60%	1.25% until 28/02/2023**, 0.75% until 29/02/2024**
	A20023		1.89%				75%	
	A20024		2.09%		4.1% APRC		None	
5 Year Fixed	A19757	Fixed until 28/02/2027	1.89%	The Mortgage Works Managed Rate (Issue 5), currently 4.39% variable	3.5% APRC	£0	60%	3% until 29/02/2024**, 2.5% until 28/02/2025**, 1.75% until 28/02/2026**, 0.75% until 28/02/2027**
	A19758		1.95%				75%	
	A19759		2.35%		3.6% APRC		None	

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## Buy to Let, Legacy Residential & Residential

- If a mortgage product with TMW is either approaching maturity, has matured or has a Switch to Fix facility, it may be possible to switch to another mortgage product, subject to eligibility criteria.
- Eligibility for this range of products is subject to no current mortgage arrears. Customers subject to a Bankruptcy Order or Individual Voluntary Arrangement (IVA) are not eligible to complete a product switch until their bankruptcy or IVA is discharged and the trustee has confirmed they no longer hold an interest in the mortgage.
- Product switches are subject to an automated valuation. This will be used to determine the current loan to value for the purposes of product selection. Results are based on the valuation of other properties in the same area and of a similar description and size.
- Please note, if switching Legacy Residential products we will offer a product on the same basis as the original application.

**The Mortgage Works (UK) plc** (Company No.2222856) is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 189623. Most buy to let mortgages are not regulated by the Financial Conduct Authority. You can confirm our registration on the FCA's website ([www.fca.org.uk](http://www.fca.org.uk)).

**The Mortgage Works (UK) plc** also acts as agent and mortgage administrator for Derbyshire Home Loans Ltd (Company No. 2628265, FCA No. 302586) and for E-Mex Home Funding Ltd (Company No. 02124900, FCA No. 305370). All three companies are wholly owned subsidiaries of Nationwide Building Society, are registered in England and Wales with their registered office at Nationwide House, Pipers Way, Swindon, SN38 1NW and are authorised and regulated by the FCA.

All information correct at time of publication. The Company reserves the right to withdraw any of the products at any time or to change or vary the actual rate quoted. The Mortgage Works reserves the right to change Bank of England Base Rate (BBR) tracked products within 60 days of a Bank of England rate change.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

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