

the mortgage works[★]

Mortgage Interest Rates 25.04.24

Product switch rates at a glance

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



Buy to Let

Mortgage Interest Rates **25.04.24**

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	B26287	Fixed until 30/06/2026	3.84%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.2% APRC	3% of loan amount	55%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*	
	B26288		4.44%			£3,995			
	B26289		4.74%			£1,495			
	B26290		5.24%		8.1% APRC	£0			
	B26291		3.89%			3% of loan amount			
	B26292		4.44%		8.2% APRC	£3,995	65%		
	B26293		4.74%			8.1% APRC			£1,495
	B26294		5.24%			£0			
	B26295		4.09%		The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount		75%
	B26296		4.64%			8.5% APRC	£3,995		
	B26297		4.94%				£1,495		
	B26298		5.34%			8.6% APRC	£0		
	B26299		5.49%		The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount		80%
	B26300		6.49%				£0		
B26301	6.69%	8.9% APRC	None						
3 Year Fixed	B30341	Fixed until 30/06/2027	4.04%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.8% APRC	3% of loan amount	65%	4% until 30/06/2025*, 3% until 30/06/2026*, 2% until 30/06/2027*	
	B30342		4.64%		7.7% APRC	£1,495			
	B30337		4.99%			£0			
	B30338		4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.2% APRC	3% of loan amount	75%		
	B30343		4.79%		8.1% APRC	£1,495			
	B30344		5.14%			£0			

*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.

Mortgages are secured on your property. You could lose your property if you do not keep up payments on your mortgage.

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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	B93490	Fixed until 30/06/2029	4.09%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	7.1% APRC	3% of loan amount	55%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	B93434		4.34%			£3,995		
	B93491		4.59%			£1,495		
	B93492		4.74%			£0		
	B93493		4.14%			3% of loan amount		
	B93494		4.44%	7.2% APRC	£3,995	65%		
	B93495		4.59%	7.1% APRC	£1,495			
	B93496		4.74%		£0			
	B93441		4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.4% APRC	3% of loan amount	75%	
	B93497		4.54%		7.5% APRC	£3,995		
	B93498		4.64%		7.4% APRC	£1,495		
	B93499		4.89%			£0		
	B93445		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	B93446		5.59%		7.7% APRC	£0		
	B93447		5.79%		7.8% APRC			
Lifetime Variable	B08232	The Mortgage Works Managed Rate, currently 8.49% variable	8.49%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.9% APRC	£0	65%	None

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Buy to Let

Mortgage Interest Rates **25.04.24**

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 charges. 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 Tracker	B70989	Bank of England Base Rate (currently 5.25%) plus 0.04% until 30/06/2026	5.29%	The Mortgage Works Managed Rate (Issue 6), currently 8.49% variable	8.5% APRC	3% of loan amount	65%	0.75% until 30/06/2025*, 0.5% until 30/06/2026*	
	B70990	Bank of England Base Rate (currently 5.25%) plus 0.89% until 30/06/2026	6.14%			8.4% APRC			£1,495
	B70991	Bank of England Base Rate (currently 5.25%) plus 1.29% until 30/06/2026	6.54%						£0
	B70992	Bank of England Base Rate (currently 5.25%) plus 0.14% until 30/06/2026	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%		
	B70993	Bank of England Base Rate (currently 5.25% plus 0.99% until 30/06/2026	6.24%			£1,495			
	B70994	Bank of England Base Rate (currently 5.25%) plus 1.39% until 30/06/2026	6.64%			£0			

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Houses in Multiple Occupation

Mortgage Interest Rates **25.04.24**

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	T20364	Fixed until 30/06/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	T20365		6.44%			£1,495		
	T20366		6.79%			£0		
	T20367		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	T90504	Fixed until 30/06/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	T90505		5.79%		7.9% APRC	£1,495		
	T90506		5.89%			£0		
	T90500		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	None			

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Large Portfolio

Mortgage Interest Rates **25.04.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters Q or LQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact TMWDirect@themortgageworks.co.uk for support selecting non-Large Portfolio products.

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	Q20659	Fixed until 30/06/2026	4.09%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.6% APRC	3% of loan amount	75%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	Q20660		4.94%		8.5% APRC	£1,495		
	Q20661		5.34%		8.6% APRC	£0		
	Q20662		5.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.8% APRC	2% of loan amount	80%	
	Q20663		6.49%		£0			
	Q20664		6.69%		8.9% APRC	None		
5 Year Fixed	Q90669	Fixed until 30/06/2029	4.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	7.4% APRC	3% of loan amount	75%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	Q90681		4.64%			£1,495		
	Q90682		4.89%			£0		
	Q90672		5.19%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.8% APRC	2% of loan amount	80%	
	Q90673		5.59%		7.7% APRC	£0		
	Q90674		5.79%		7.8% APRC		None	

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Large Portfolio Houses in Multiple Occupation

Mortgage Interest Rates **25.04.24**

Available for customers with more than 10 mortgaged Buy to Let properties (existing product codes begin with the letters TQ).

If the Portfolio is now less than 11 mortgaged Buy to Let properties, please contact TMWDirect@themortgageworks.co.uk for support selecting non-Large Portfolio products.

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	TQ2139	Fixed until 30/06/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	TQ2140		6.44%			£1,495		
	TQ2141		6.79%			£0		
	TQ2142		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	TQ9154	Fixed until 30/06/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	TQ9155		5.79%		7.9% APRC	£1,495		
	TQ9156		5.89%			£0		
	TQ9152		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.9% APRC	None		

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Limited Company: Buy to Let

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 charges. 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	W20643	Fixed until 30/06/2026	4.89%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.8% APRC	3% of loan amount	75%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	W20644		5.64%			£3,995		
	W20645		6.24%		£1,495			
	W20646		6.69%		£0			
	W20647		6.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	2% of loan amount	80%	
	W20648		7.39%			£0	None	
	W20649		7.49%					

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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	W90756	Fixed until 30/06/2029	4.89%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	5% of loan amount	70%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	W90757		5.39%			3% of loan amount		
	W90758		5.59%			£3,995		
	W90759		5.79%		7.9% APRC	£1,495		
	W90760		5.89%		£0			
	W90761		5.39%		8.0% APRC	3% of loan amount		
	W90762		5.59%	£3,995	75%			
	W90763		5.79%	7.9% APRC		£1,495		
	W90764		5.89%	£0				
	W90745		5.59%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	8.0% APRC	2% of loan amount	80%	
	W90746		5.99%		7.9% APRC	£0	None	
	W90747		5.99%					
	2 Year Tracker		W70041	Bank of England Base Rate (currently 5.25%) plus 0.99% until 30/06/2026	6.24%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	9.2% APRC	

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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	WT2159	Fixed until 30/06/2026	5.19%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.9% APRC	3% of loan amount	75%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	WT2160		6.44%			£1,495		
	WT2161		6.79%			£0		
	WT2162		7.49%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	9.1% APRC	None		
5 Year Fixed	WT9174	Fixed until 30/06/2029	5.39%	The Mortgage Works Managed Rate (Issue 7), currently 8.99% variable	8.0% APRC	3% of loan amount	75%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	WT9175		5.79%		7.9% APRC	£1,495		
	WT9176		5.89%			£0		
	WT9172		5.99%	The Mortgage Works Managed Rate (Issue 8), currently 8.99% variable	7.9% 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. Customers have the right to request an illustration for any products that they are eligible for.

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	J02577	Fixed until 30/06/2026	4.99%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 30/06/2025*, 1.5% until 30/06/2026*
	J02578		5.09%				75%	
	J02579		5.70%		90%			
	J02580		5.70%		7.8% APRC		None	
5 Year Fixed	J19553	Fixed until 30/06/2029	4.48%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	6.7% APRC	£0	60%	5% until 30/06/2025*, 5% until 30/06/2026*, 4% until 30/06/2027*, 3% until 30/06/2028*, 2% until 30/06/2029*
	J19554		4.72%		6.8% APRC		75%	
	J19555		5.24%		7.0% APRC		90%	
	J19556		5.34%		7.1% APRC		None	
Lifetime Variable	J08015	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	7.99%	The Mortgage Works Managed Rate (Issue 2), currently 7.99% variable	8.4% APRC	£0	None	None

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Including Guarantor mortgages

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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	A20403	Fixed until 30/06/2026	4.99%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	7.7% APRC	£0	60%	2.5% until 30/06/2025**, 1.5% until 30/06/2026**
	A20404		5.09%				75%	
	A20405		5.70%		7.8% APRC		90%	
	A20406		5.70%				None	
5 Year Fixed	A99111	Fixed until 30/06/2029	4.48%	The Mortgage Works Managed Rate (Issue 5), currently 7.99% variable	6.7% APRC	£0	60%	5% until 30/06/2025**, 5% until 30/06/2026**, 4% until 30/06/2027**, 3% until 30/06/2028**, 2% until 30/06/2029**
	A99112		4.72%		6.8% APRC		75%	
	A99113		5.24%		7.0% APRC		90%	
	A99114		5.34%		7.1% 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).

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.

T212 (25.04.24)

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