

# Product switch mortgage guide

For existing members within three months of their deal ending.

Rates correct as at **1 August 2025**



For Broker Use Only

Follow the steps on our **switch page** to confirm the chosen deal from those shown overleaf.

Switches take place on the 1st of the month after the original mortgage deal ends, as long as we receive confirmation of your clients' chosen product by the 18th of the month prior to the switch taking place. The chosen product is secured once we have received client authority for you to act and confirmation of the chosen product.

**Our product deals can be changed or withdrawn at any time and without notice.**



**For product switches  
get in touch on:**



**01858 412412**



**directmortgages@mhbs.co.uk**



**mhbs.co.uk/intermediaries**



## Switch products

|                 |    |                 |       |
|-----------------|----|-----------------|-------|
| Application fee | £0 | Procurement fee | 0.30% |
|-----------------|----|-----------------|-------|

| Residential       |            |       |             |             |           |             |              |
|-------------------|------------|-------|-------------|-------------|-----------|-------------|--------------|
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 5.49% | £0          | 7.59%       | 2/1       | 10%         | RES10825     |
| Fixed             | 30/09/2027 | 5.19% | £0          | 7.59%       | 3/3       | 10%         | RES20825     |
| Fixed             | 30/09/2030 | 5.49% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | RES30825     |
| Expat residential |            |       |             |             |           |             |              |
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 5.86% | £0          | 7.59%       | 2/1       | 10%         | EPR10825     |
| Fixed             | 30/09/2027 | 5.56% | £0          | 7.59%       | 3/3       | 10%         | EPR20825     |
| Fixed             | 30/09/2030 | 5.86% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | EPR30825     |
| BTL               |            |       |             |             |           |             |              |
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 6.22% | £0          | 7.59%       | 2/1       | 10%         | BTL10825     |
| Fixed             | 30/09/2027 | 5.92% | £0          | 7.59%       | 3/3       | 10%         | BTL20825     |
| Fixed             | 30/09/2030 | 6.22% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | BTL30825     |
| Expat BTL         |            |       |             |             |           |             |              |
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 6.41% | £0          | 7.59%       | 2/1       | 10%         | EPB10825     |
| Fixed             | 30/09/2027 | 6.11% | £0          | 7.59%       | 3/3       | 10%         | EPB20825     |
| Fixed             | 30/09/2030 | 6.41% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | EPB30825     |
| Holiday let       |            |       |             |             |           |             |              |
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 6.74% | £0          | 7.59%       | 2/1       | 10%         | HOL10825     |
| Fixed             | 30/09/2027 | 6.44% | £0          | 7.59%       | 3/3       | 10%         | HOL20825     |
| Fixed             | 30/09/2030 | 6.74% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | HOL30825     |
| Expat holiday let |            |       |             |             |           |             |              |
| Up to 75% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 6.97% | £0          | 7.59%       | 2/1       | 10%         | EPH10825     |
| Fixed             | 30/09/2027 | 6.67% | £0          | 7.59%       | 3/3       | 10%         | EPH20825     |
| Fixed             | 30/09/2030 | 6.97% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | EPH30825     |
| Vanilla *         |            |       |             |             |           |             |              |
| Up to 85% LTV     | Until      | Rate  | Product fee | Revert rate | ERC %     | Overpayment | Product code |
| Discount          | 30/09/2027 | 5.39% | £0          | 7.59%       | 2/1       | 10%         | VAN10825     |
| Discount          | 30/09/2027 | 5.64% | £0          | 7.59%       | 1/0       | 10%         | VAN20825     |
| Fixed             | 30/09/2027 | 5.09% | £0          | 7.59%       | 3/3       | 10%         | VAN30825     |
| Fixed             | 30/09/2030 | 5.39% | £0          | 7.59%       | 5/4/3/2/1 | 5%          | VAN40825     |

\* Available to historic vanilla rate customers only. If you are unsure if your customer qualifies for this range, please contact us on 01858 412412 or [directmortgages@mhbs.co.uk](mailto:directmortgages@mhbs.co.uk).