

Product switch mortgage guide

For existing members within three months of their deal ending.

Rates correct as at **1 July 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Our product deals can be changed or withdrawn at any time and without notice.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%
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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%	RES10725
Fixed	30/09/2027	5.19%	£0	7.59%	3/3	10%	RES20725
Fixed	30/09/2030	5.49%	£0	7.59%	5/4/3/2/1	5%	RES30725
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%	EPR10725
Fixed	30/09/2027	5.56%	£0	7.59%	3/3	10%	EPR20725
Fixed	30/09/2030	5.86%	£0	7.59%	5/4/3/2/1	5%	EPR30725
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%	BTL10725
Fixed	30/09/2027	5.92%	£0	7.59%	3/3	10%	BTL20725
Fixed	30/09/2030	6.22%	£0	7.59%	5/4/3/2/1	5%	BTL30725
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%	EPB10725
Fixed	30/09/2027	6.11%	£0	7.59%	3/3	10%	EPB20725
Fixed	30/09/2030	6.41%	£0	7.59%	5/4/3/2/1	5%	EPB30725
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%	HOL10725
Fixed	30/09/2027	6.44%	£0	7.59%	3/3	10%	HOL20725
Fixed	30/09/2030	6.74%	£0	7.59%	5/4/3/2/1	5%	HOL30725
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%	EPH10725
Fixed	30/09/2027	6.67%	£0	7.59%	3/3	10%	EPH20725
Fixed	30/09/2030	6.97%	£0	7.59%	5/4/3/2/1	5%	EPH30725
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%	VAN10725
Discount	30/09/2027	5.64%	£0	7.59%	1/0	10%	VAN20725
Fixed	30/09/2027	5.09%	£0	7.59%	3/3	10%	VAN30725
Fixed	30/09/2030	5.39%	£0	7.59%	5/4/3/2/1	5%	VAN40725

* 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.