



United Trust Bank Product Guide Residential Second Charge Loans

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who do not meet the high street approach of a minimum credit score or automated process. Combining technology with our specialist underwriters we can individually assess each application on its merits, aiming to fulfil the needs of customers wishing to purchase their home or to raise capital for a variety of purposes.

Pre-submission enquiries call 020 7031 1551
or email mortgage.enquiries@utbank.co.uk

For post-submission enquiries call 020 7031 1552
to speak to your underwriter.



PERSONAL FINANCE AWARDS 2023
BEST SECOND MORTGAGE LENDER



WHAT MORTGAGE AWARDS 2023
BEST SECOND MORTGAGE LENDER



MORTGAGE STRATEGY AWARDS 2023
BEST SECOND CHARGE LENDER



MONEYFACTS AWARDS 2022
BEST SECURED LOAN PROVIDER



Prime Plus (0-Status) Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	2.00%, 1.00%
2 Yr Fix	7.29%	7.89%	8.39%	9.59%	10.89%	2.00%, 0.75%
3 Yr Fix	7.19%	7.79%	8.29%	9.49%	10.79%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.59%	7.39%	7.79%	8.89%	10.29%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.89%	8.49%	8.89%	9.99%	11.39%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score	Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements	Minimum age 18 Max age 85 Lending into retirement Max term 35 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime Self employed 2 years accounts Contractors considered	5% < 75% 5.25% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
Secured Loans and Mortgages 0 in 3m, 0 in 12m. 0 outstanding					
CCJ 0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300					
Defaults 0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300					

Prime Plus (0-Status) Loan Purposes



Prime (1-Status) Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	2.00%, 1.00%
2 Yr Fix	7.39%	7.99%	8.49%	9.69%	10.99%	2.00%, 0.75%
3 Yr Fix	7.29%	7.89%	8.39%	9.59%	10.89%	3.00%, 2.00%, 0.75%
5 Yr Fix	6.69%	7.49%	7.89%	9.09%	10.39%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.99%	8.59%	8.99%	10.09%	11.49%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score	Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements	Minimum age 18 Max age 85 Lending into retirement Max term 35 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime Self employed 2 years accounts Contractors considered	5% < 75% 5.25% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
Secured Loans and Mortgages 0 in 3m, 0 in 12m. 0 outstanding					
CCJ 0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300					
Defaults 0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300					

Prime (1-Status) Loan Purposes



Near Prime (2-Status) Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	2.00%, 1.00%
2 Yr Fix	8.59%	8.89%	9.39%	10.59%	11.89%	2.00%, 0.75%
3 Yr Fix	8.49%	8.79%	9.29%	10.49%	11.79%	3.00%, 2.00%, 0.75%
5 Yr Fix	7.59%	7.89%	8.79%	9.99%	11.29%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	9.19%	9.49%	9.99%	11.19%	12.49%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.	Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements	Minimum age 18 Max age 85 Lending into retirement Max term 35 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime Self employed 2 years accounts Contractors considered	5% < 75% 5.25% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
Secured Loans and Mortgages 0 in 3m, 1 in 12m. Max 1 outstanding					
CCJ Max 1 in 24m. No max number of £ over 24m. Ignore if < £300					
Defaults Max 1 in 24m. No max number of £ over 24m. Ignore if < £300					

Near Prime (2-Status) Loan Purposes

