



## United Trust Bank Product Guide

# Mortgages and Second Charge Loans

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who have more complex circumstances or just do not "fit the box" of conventional high street lenders.

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](mailto:mortgage.enquiries@utbank.co.uk)

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



PERSONAL FINANCE AWARDS 2022  
BEST SECOND CHARGE MORTGAGE LENDER



MONEYFACTS AWARDS 2022  
BEST SECURED LOAN PROVIDER



MORTGAGE INTRODUCER AWARDS 2021  
SECURED LOAN LENDER OF THE YEAR



MORTGAGE STRATEGY AWARDS 2021  
BEST SECOND CHARGE LENDER



FINANCIAL REPORTER AWARDS 2021  
BEST SECOND CHARGE MORTGAGE LENDER



SFI AWARDS 2021  
SECURED LOAN LENDER OF THE YEAR

Enquiries: 020 7031 1551 or email: [mortgage.enquiries@utbank.co.uk](mailto:mortgage.enquiries@utbank.co.uk) | [utbank.co.uk](http://utbank.co.uk) |  [utb\\_mortgages](https://twitter.com/utb_mortgages)



## Purchase & Remortgage

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 – Status	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £250k	% by year
0 – Status	BoE Lifetime Tracker*	+2.64%	+2.64%	+2.74%	+2.74%	–	2.00%, 0.75%
	2 Yr Fixed Rate ERC	8.19%	8.19%	8.19%	8.19%	–	2.00%, 0.75%
	3 Yr Fixed Rate ERC	8.22%	8.22%	8.22%	8.22%	–	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	8.25%	8.25%	8.25%	8.25%	–	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	–	–	–	–	–	No ERCs
1 – Status	Net Loan 1 & 2 Status	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	% by year
	2 Yr Fixed Rate ERC	–	–	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–	–	–
2 – Status	2 Yr Fixed Rate ERC	–	–	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–	–	–
	Product Fee	£1,495 loans up to £500k   £1,595 loans up to £1M					

\* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

PURCHASE	REMORTGAGE
ACCEPTED ✓ Gifted Equity ✓ Purchase at undervalue ✓ No maximum property value ✓ All property types ✓ 4x LTI to 85% 0 Status inc FTBs ✓ 5x LTI to 80% 0 Status	ACCEPTED ✓ Flats above commercials ✓ Balcony access ✓ No Max Property Value ✓ Self Employed borrowers ✓ Missed unsecured payment ✓ 4x LTI to 85% 0 Status ✓ 5x LTI to 80% 0 Status

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	–
>75%	BBR +4.75%	BBR +5.25%	–
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			



Interest Only

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £250k	% by year
0 - Status	BoE Lifetime Tracker*	+2.64%	+2.64%	+2.74%	-	-	2.00%, 0.75%
	2 Yr Fixed Rate ERC	8.19%	8.19%	8.19%	-	-	2.00%, 0.75%
	3 Yr Fixed Rate ERC	8.22%	8.22%	8.22%	-	-	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	8.25%	8.25%	8.25%	-	-	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	No ERCs
1 - Status	Net Loan 1 - Status	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	% by year
	2 Yr Fixed Rate ERC	-	-	-	-	-	-
	3 Yr Fixed Rate ERC	-	-	-	-	-	-
	5 Yr Fixed Rate ERC	-	-	-	-	-	-
Product Fee		£1,495 loans up to £500k   £1,595 loans up to £1M					

\* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

INTEREST ONLY

ACCEPTED

✓

Downsize available

✓

Purchase

✓

£50K minimum income

✓

4.5x Max LTI

✓

70% Max Downsize

✓

Single Recent HI Consolidation

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	-
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			

Mortgage Prisoner

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£10K to £500k	£10K to £500k	£10K to £500k	£10K to £500k	£10K to £250k	% by year
0 - Status	BoE Lifetime Tracker*	+2.64%	-	-	-	-	2.00%, 0.75%
	2 Yr Fixed Rate ERC	8.19%	-	-	-	-	2.00%, 0.75%
	3 Yr Fixed Rate ERC	8.22%	-	-	-	-	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	8.25%	-	-	-	-	4.00%, 3.00%, 2.25%, 1.50%, 0.50%

\* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

MORTGAGE PRISONERS

ACCEPTED

✓

£ for £ remortgage

✓

Interest only like for like available

✓

4.5x max LTI

✓

No affordability stress testing

✓

Loans from £10K

✓

Product Transfer available at end of fixed period

✓

12 month clean mortgage history

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	-	-
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			

## Unencumbered

	Max LTV	50% LTV	65% LTV	75% LTV	Early Redemption Charges
	Net Loan	£5k to £250k	£5k to £250k	£5k to £250k	% by year
0 - Status	2 Yr Fixed Rate ERC	8.69%	8.69%	–	2.00%, 0.75%
	3 Yr Fixed Rate ERC	8.72%	8.72%	–	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	8.75%	8.75%	–	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	–	–	–	–
1 - Status	2 Yr Fixed Rate ERC	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate No ERC	–	–	–	–
2 - Status	2 Yr Fixed Rate ERC	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate No ERC	–	–	–	–
	Product Fee	£995	£995	£995	

### UNENCUMBERED

#### ACCEPTED

- ✓ No minimum mortgage history
- ✓ AVMs to 30% LTV
- ✓ Mainland Scotland
- ✓ Debt consolidation
- ✓ Broker fee paid direct from UTB
- ✓ Missed unsecured payments

#### REVERSIONARY RATE – FIXED RATES

	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	–
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			



## Second Charge

	Max LTV	65% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£10k to £500k	£10k to £500k	£10k to £500k	£10k to £500k	£10k to £125k	% by year
0 - Status	BoE Lifetime Tracker *	+3.64%	+4.14%	+4.39%	+5.44%	+7.19%	2.00%, 1.00%
	2 Yr Fixed Rate ERC	8.29%	8.69%	9.09%	10.39%	11.50%	1.75%, 0.75%
	3 Yr Fixed Rate ERC	8.39%	8.79%	9.19%	10.59%	11.70%	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	6.99%	7.79%	8.19%	8.99%	12.00%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	8.50%	8.80%	9.20%	10.75%	12.50%	No ERCs
1 - Status	BoE Lifetime Tracker *	+6.19%	+6.69%	+6.94%	-	-	2.00%, 1.00%
	2 Yr Fixed Rate ERC	9.99%	10.49%	10.73%	-	-	1.75%, 0.75%
	3 Yr Fixed Rate ERC	10.19%	10.69%	10.93%	-	-	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	9.59%	10.19%	10.59%	-	-	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	-
2 - Status	BoE Lifetime Tracker *	+7.19%	+7.69%	+7.94%	-	-	2.00%, 1.00%
	2 Yr Fixed Rate ERC	10.85%	11.35%	11.59%	-	-	1.75%, 0.75%
	3 Yr Fixed Rate ERC	11.05%	11.55%	11.79%	-	-	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	10.45%	11.05%	11.45%	-	-	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	-
Product Fee		£395 0-Status loans <£25k, £795 0-Status £25k to £125k and under 75% LTV, £995 all other 0-Status over 75% LTV, BoE trackers over £25k, all 1/2 Status, £1495 loans +£125K					

\*Lifetime Tracker rates follow the BoE base rate at the stipulated margin, down to a BoE minimum of 0.50%, and have a max loan size of £125k.

### SECOND CHARGE

#### ACCEPTED

- ✓ Loans to £500K
- ✓ Adverse accepted
- ✓ Non standard Properties
- ✓ 6 x LTI up to 80%
- ✓ 3.5 LTI 80 - 85%

### REVERSIONARY RATE – FIXED RATES

	Status 0	Status 1	Status 2
<75%	BBR +5%	BBR +6%	BBR +6%
>75%	BBR +6%	BBR +7%	BBR +7%
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			





## Our Team, always on hand to help.

Residential, buy to let or second charge



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### Field Team for our club and network partners



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### Key Account Team for our Specialist Distributors



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### Other useful contact points

Division	Number	Email
Mortgage Enquiries Team (Pre submission)	0207 031 1551	Mortgage.enquiries@utbank.co.uk
Residential Underwriting (Post submission)	0207 031 1552	Dedicated email address provided on submission
BTL Underwriting (Post submission)	0203 862 1298	btlmortgages@utbank.co.uk

For Registration, procurator fee and sourcing queries please contact  
Intermediary Support – on 0207 031 1551 Email: mortgage.enquiries@utbank.co.uk

### QUICK LINKS

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[CLICK HERE](#)

To search our Criteria on the Knowledge Bank site

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