



# Residential Second Charge Loans

PRODUCT GUIDES

**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. 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

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



**Best Second Charge Lender  
Mortgage Strategy Awards 2025**

**Best Product Range  
National Mortgage Awards  
Second Charge 2024**

**Best Second Mortgage Lender  
What Mortgage Awards 2024**

**Best Lender for Second Charge Loans  
Financial Reporter Awards 2024**

**Best Second Mortgage Lender  
Personal Finance Awards 2024**

**Best Short-Term Lender  
2022 Mortgage Strategy Awards**

**Specialist Lender of the Year  
Mortgage Introducer Awards 2022**

# Residential Second Charge Loans

## Prime Plus

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500k	90% £20k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	-	3%, 2%
2 Yr Fix	6.19%	6.19%	6.69%	7.04%	7.94%	8.94%	9.54%	3%, 2%
3 Yr Fix	6.09%	6.09%	6.64%	6.99%	7.84%	8.84%	9.44%	3%, 2%, 2%
5 Yr Fix	5.69%	5.99%	6.49%	6.84%	7.59%	7.89%	8.79%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.35%	6.55%	6.89%	7.19%	8.19%	8.29%	9.29%	-

## Prime

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500k	90% £20k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	-	3%, 2%
2 Yr Fix	7.29%	7.29%	7.79%	8.14%	9.04%	9.99%	10.19%	3%, 2%
3 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.97%	10.17%	3%, 2%, 2%
5 Yr Fix	5.94%	6.14%	6.64%	7.09%	7.94%	8.69%	8.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.50%	6.70%	7.04%	7.44%	8.54%	9.09%	9.39%	-

## Near Prime

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500k	90% -	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	-	3%, 2%
2 Yr Fix	8.59%	8.59%	8.89%	9.19%	9.94%	11.15%	-	3%, 2%
3 Yr Fix	8.49%	8.49%	8.79%	9.09%	9.84%	11.13%	-	3%, 2%, 2%
5 Yr Fix	6.99%	7.29%	7.79%	8.14%	9.09%	10.04%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.35%	7.85%	8.19%	8.49%	9.69%	10.24%	-	-

Reversionary Rates: BBR +5.00% < 75% and BBR +5.25% > 75%. Follow the BoE rate at the stated margin.

Lifetime tracker rates: Follow the BoE rate at the stated margin.

Loan sizes above £500K: ERC plans only.

# Residential Second Charge Loans

## Key Criteria Highlights

### Status Definition

	Prime Plus and Prime		Near Prime
	<85%	>85%	<85%
Unsecured	Currently up to date	Currently up to date	Ignore if consolidating
Secured Loans and Mortgages	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 1 in 12 Max 1 Outstanding
CCJ's	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
Defaults	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
All plans	Mail order and comms ignored. Previous conduct will effect credit score.		

### Income

	<85%	>85%
Minimum Income	£15K	£15K
Minimum Valuation	£90K	£150K
LTI	Up to 6x	5x Max
DTI	45%	
Self Employed	2 years accounts required see cirteria guide for details	

### Fees

Type	Max			
Product Fee	<£40k-Zero	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%			

### Applicant Profile

	Min	Max
Age	18	<85
Term	3	30

For full criteria click [HERE](#)

## Contact Us

# Our Team, always on hand to help

### Residential, buy to let or second charge



**Caroline Mirakian**  
**Sales & Marketing Director**

Nationwide  
M: 07825 720 586  
cmirakian@utbank.co.uk



**Chris Pedlar**  
**Head of Sales**

Nationwide  
M: 07787 296 057  
cpedlar@utbank.co.uk

### Field Team for our club and network partners



**Hannah Oades**  
**Head of Network and Club Distribution**

Nationwide  
M: 07423 789 983  
hoades@utbank.co.uk



**Frankie Kitchen**  
**Business Development Manager**

London & Midlands  
M: 07557 311 615  
fkitchen@utbank.co.uk



**Rachel Shackleton**  
**Business Development Manager**

South of England and Wales  
M: 07471 971 236  
rshackleton@utbank.co.uk

### Key Account Team for our Specialist Distributors



**Jigar Patel**  
**Head of Specialist Distribution**

South Region  
M: 07796 348 031  
jpatel@utbank.co.uk



**Frances Arnold**  
**Business Development Manager**

North Region  
M: 07385 930252  
farnold@utbank.co.uk

All team members are supported by a dedicated telephony business relationship manager

**T: 0207 031 1551**

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

## Contact Us

# Useful Contacts

Enquiries: **020 7031 1551**

Email: **mortgage.enquiries@utbank.co.uk**

Website: **utbank.co.uk**

Division	Contact	Email
Mortgage Enquires Team (Pre submission)	0207 031 1551	Mortgage.enquires@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, procuration fee and sourcing queries please contact Intermediary Support - on 0207 031 1551 Email: mortgage.enquiries@utbank.co.uk

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales number 549690. 1 Ropemaker Street, London EC2Y 9AW.

This information is strictly for the use of professional intermediaries only.

## Quick Links

To register as new intermediary  
**[Click here](#)**

To access online document library  
**[Click here](#)**

To read our case studies for deals  
we've recently supported  
**[Click here](#)**

To search our Criteria on the  
Knowledge Bank site  
**[Click here](#)**