



Residential First Charge Mortgages

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

For post-submission enquiries call:

020 7031 1552 to speak to your underwriter



**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 Second Charge Lender
Mortgage Strategy Awards 2023**

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

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

Residential First Charge Mortgages

Prime Plus

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	+3.19%	+3.38%	3%, 2%
2 Yr Fix	5.34%	5.34%	5.34%	5.34%	5.74%	6.24%	6.14%	6.99%	3%, 2%
3 Yr Fix	5.49%	5.49%	5.49%	5.49%	5.89%	6.34%	6.59%	7.29%	3%, 2%, 2%
5 Yr Fix	5.54%	5.54%	5.54%	5.54%	5.64%	5.94%	5.95%	6.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.74%	6.74%	6.74%	6.74%	6.84%	7.04%	7.69%	7.89%	-

Prime

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	+3.34%	+3.54%	3%, 2%
2 Yr Fix	5.79%	5.79%	5.79%	5.89%	6.19%	6.69%	6.89%	7.59%	3%, 2%
3 Yr Fix	5.74%	5.74%	5.74%	5.84%	6.14%	6.59%	6.79%	7.49%	3%, 2%, 2%
5 Yr Fix	6.19%	6.19%	6.19%	6.24%	6.44%	6.74%	6.69%	7.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.39%	7.39%	7.39%	7.44%	7.64%	7.84%	8.19%	8.49%	-

Near Prime

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.24%	+3.24%	+3.34%	+3.64%	+4.04%	-	-	3%, 2%
2 Yr Fix	6.69%	6.69%	6.69%	6.79%	7.19%	7.79%	-	-	3%, 2%
3 Yr Fix	6.64%	6.64%	6.64%	6.74%	7.04%	7.69%	-	-	3%, 2%, 2%
5 Yr Fix	6.69%	6.69%	6.69%	6.74%	7.14%	7.54%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.79%	7.79%	7.79%	7.84%	8.24%	8.64%	-	-	-

Reversionary Rates: BBR +3.75% < 75% and BBR +4% > 75%. Follow the BoE rate at the stated margin.

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

Residential First Charge Mortgages

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 affect credit score.		

Income

	<85%	>85%	FTB	Interest Only
Minimum Income	£15K	£40K	£25K	£50K
Minimum Valuation	£90K	£125K	£90K	£100K
LTI	6x up to 85% LTV to £1M and 4.5x on all other LTVs and loan size.			
DTI	50%			
Self Employed	2 years accounts required-see criteria guide for details			

Product Features

Unencumbered	Interest Only
0.5% loading 4x LTI Min loan £5k IO unavailable	£995 Product Fee Max Max LTV 70% Max Loan Size £250k 75% Max 70% Downsize Stressed on IO repayment Min age 25 Not available FTB Prime Plus and Prime only

Fees

Type	Max
Product Fee	£1,495
Broker Fee	£5k or 12.5%

Applicant Profile

	Min	Max
Age	18	<85
Term	5	40

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

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.enquiries@utbank.co.uk
Residential Underwriting (Post submission)	0207 031 1552	
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