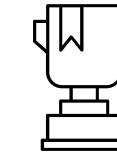




# Residential Second Charge Loans

PRODUCT GUIDES



Best Second Charge Lender Mortgage  
Strategy Awards 2025

Short-Term Lender of the Year Financial  
Reporter Awards 2025

Best Second Mortgage Lender What  
Mortgage Awards 2025

Best Product Range Second Charge  
National Mortgage Awards 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

## Residential Second Charge Loans

### Super 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	+3.24%	+3.24%	+3.54%	+4.04%	+5.24%	+6.54%	-	3%, 2%
2 Yr Fix	5.89%	5.89%	6.09%	6.44%	7.34%	8.34%	9.14%	3%, 2%
3 Yr Fix	5.79%	5.79%	6.04%	6.39%	7.24%	8.24%	9.04%	3%, 2%, 2%
5 Yr Fix	5.39%	5.69%	5.69%	5.99%	6.80%	6.85%	8.39%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.35%	6.35%	6.69%	6.69%	7.49%	7.59%	8.89%	

### 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	+3.84%	+3.84%	+3.84%	+4.14%	+5.44%	+6.64%	-	3%, 2%
2 Yr Fix	6.49%	6.49%	6.49%	6.54%	7.54%	8.44%	9.24%	3%, 2%
3 Yr Fix	6.39%	6.39%	6.39%	6.49%	7.44%	8.34%	9.14%	3%, 2%, 2%
5 Yr Fix	5.99%	5.99%	5.99%	6.15%	6.90%	6.95%	8.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.95%	6.95%	6.95%	7.00%	7.69%	7.79%	8.99%	

### 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	+4.84%	+4.84%	+4.84%	+5.14%	+5.64%	+6.94%	-	3%, 2%
2 Yr Fix	7.49%	7.49%	7.49%	7.84%	8.74%	9.69%	10.19%	3%, 2%
3 Yr Fix	7.39%	7.39%	7.39%	7.74%	8.64%	9.67%	10.17%	3%, 2%, 2%
5 Yr Fix	6.34%	6.34%	6.44%	6.60%	7.35%	7.85%	8.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.00%	7.00%	7.00%	7.24%	8.14%	8.69%	9.39%	

**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

### 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% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.04%	+5.04%	+5.04%	+5.64%	+6.84%	+8.14%	-	3%, 2%
2 Yr Fix	8.79%	8.79%	8.79%	8.89%	9.64%	10.85%	-	3%, 2%
3 Yr Fix	8.69%	8.69%	8.69%	8.79%	9.54%	10.83%	-	3%, 2%, 2%
5 Yr Fix	7.49%	7.49%	7.49%	7.65%	8.50%	9.20%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.85%	7.85%	7.85%	8.29%	9.29%	9.84%	-	

### Specialist

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% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.24%	+5.24%	+5.24%	+5.74%	+6.94%	-	-	3%, 2%
2 Yr Fix	8.99%	8.99%	8.99%	9.19%	9.94%	-	-	3%, 2%
3 Yr Fix	8.89%	8.89%	8.89%	8.99%	9.74%	-	-	3%, 2%, 2%
5 Yr Fix	7.69%	7.69%	7.69%	7.85%	8.70%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	8.05%	8.05%	8.05%	8.49%	9.49%	-	-	

**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

	Super Prime		Prime Plus		Prime		Near Prime	Specialist
	< 85%	> 85%	< 85%	> 85%	< 85%	> 85%	85%	80%
<b>Unsecured</b>	UTD	UTD	UTD	UTD	Ignore if Consolidating	UTD	Ignore if Consolidating	Ignore if Consolidating
<b>Secured Loans and Mortgages</b>	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 2 in 12			
<b>CCJs</b>	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24
<b>Defaults</b>	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24

### Income

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

### Fees

Type	Max			
Product Fee	<£60k-£595	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%			

### Applicant Profile

	Min	Max
Age	18	85
Term	3	30

## Contact Us

# Our Team, always on hand to help

## Residential, buy to let or second charge



**Chris Pedlar**  
**Head of Sales**  
Nationwide  
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## Key Account Team



**Jigar Patel**  
**Head of Specialist Distribution**  
**South Region**  
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## Field Team



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**Rachel Shackleton**  
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**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

# Other Useful Contacts

Division	Contact	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

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