



# 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 Gross 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%	6.80%	8.39%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.35%	6.35%	6.69%	6.69%	7.49%	7.49%	8.89%	

### Prime Plus

Max LTV Max Gross 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	5.74%	5.74%	5.74%	6.05%	6.85%	6.85%	8.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.40%	6.45%	6.75%	6.75%	7.59%	7.59%	8.99%	

### Prime

Max LTV Max Gross 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 Gross 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 Gross 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**  
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### Key Account Team



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### Field Team



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

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## 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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