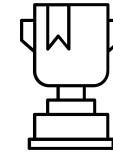




# Residential Second Charge Loans

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	+3.54%	+3.54%	+3.84%	+4.34%	+5.54%	+7.04%	-	3%, 2%
2 Yr Fix	6.19%	6.19%	6.39%	6.74%	7.64%	8.84%	-	3%, 2%
3 Yr Fix	6.09%	6.09%	6.34%	6.69%	7.54%	8.74%	-	3%, 2%, 2%
5 Yr Fix	5.99%	6.19%	6.19%	6.49%	7.10%	7.30%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.70%	6.75%	7.04%	7.04%	7.79%	7.99%	-	

### 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	+4.14%	+4.14%	+4.14%	+4.44%	+5.74%	+7.14%	-	3%, 2%
2 Yr Fix	6.49%	6.49%	6.49%	6.84%	7.84%	8.94%	-	3%, 2%
3 Yr Fix	6.39%	6.39%	6.39%	6.79%	7.74%	8.84%	-	3%, 2%, 2%
5 Yr Fix	6.24%	6.24%	6.24%	6.55%	7.15%	7.35%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.80%	6.85%	7.05%	7.05%	7.89%	8.09%	-	

### 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	+5.14%	+5.14%	+5.14%	+5.44%	+5.94%	+7.44%	-	3%, 2%
2 Yr Fix	7.79%	7.79%	7.79%	8.14%	9.04%	10.19%	-	3%, 2%
3 Yr Fix	7.69%	7.69%	7.69%	8.04%	8.94%	10.17%	-	3%, 2%, 2%
5 Yr Fix	6.64%	6.64%	6.74%	6.90%	7.65%	8.35%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.30%	7.30%	7.30%	7.54%	8.44%	9.19%	-	

**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	+5.34%	+5.34%	+5.34%	+5.94%	+7.14%	+8.64%	-	3%, 2%
2 Yr Fix	9.09%	9.09%	9.09%	9.19%	9.94%	11.35%	-	3%, 2%
3 Yr Fix	8.99%	8.99%	8.99%	9.09%	9.84%	11.33%	-	3%, 2%, 2%
5 Yr Fix	7.79%	7.79%	7.79%	7.95%	8.80%	9.70%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	8.15%	8.15%	8.15%	8.59%	9.59%	10.34%	-	

### 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	+5.54%	+5.54%	+5.54%	+6.04%	+7.24%	-	-	3%, 2%
2 Yr Fix	9.29%	9.29%	9.29%	9.49%	10.24%	-	-	3%, 2%
3 Yr Fix	9.19%	9.19%	9.19%	9.29%	10.04%	-	-	3%, 2%, 2%
5 Yr Fix	7.99%	7.99%	7.99%	8.15%	9.00%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	8.35%	8.35%	8.35%	8.79%	9.79%	-	-	

**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 0 in 12	0 in 3 0 in 12	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	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%		

#### Applicant Profile

	Min	Max
Age	18	85
Term	3	30

## Contact Us

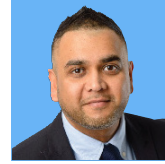
# Our Team, always on hand to help

### Residential, buy to let or second charge



**Chris Pedlar**  
**Head of Sales**  
Nationwide  
M: 07787 296 057  
cpedlar@utbank.co.uk

### Key Account Team



**Jigar Patel**  
**Head of Specialist Distribution**  
**South Region**  
M: 07796 348 031  
jpatel@utbank.co.uk

### Field Team



**Frances Arnold**  
**Business Development Manager**  
North Region  
M: 07385 930252  
farnold@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

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

T: 0207 031 1551  
E: 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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