UTB Mortgages

Mortgages
Buy to Let
& Bridging

The **What, Why** and **How** of our bridging offer

United Trust Bank have established an enviable reputation for competitive products, award-winning service and the ability to get deals done.

What

TYPICAL USES FOR OUR LOAN PRODUCTS

Core Bridging
- Auction purchases and property purchases
- Capital raising, chain breaks & downsizing
- Refinance pending longer-term funding

Re-bridge
- Existing bridge nearing maturity
- Delayed sale or refinance
- Planning delays or Works overrun

Second Charge Bridging
- Retain existing first charge
- Raise capital quickly
- Short-term liquidity requirement
- Property-related expenditure

Light & Medium Refurbishment
- Cosmetic improvements
- Kitchen and bathroom upgrades
- Modernisation works
- Preparing for sale
- Preparing for refinance
- Minor extension or reconfiguration

Heavy Refurbishment
- Structural alteration
- Property conversion
- Significant refrbishment
- Extension project
- Value-add investment strategies

United, we go further

Why

KEY PRODUCT BENEFITS

Borrower Types & Use Cases

- Individual, corporate and trust borrowers
- Expats and Foreign Nationals considered
- Funds can go outside UK (Overseas Property Purchase) Power of attorney

Loan Terms & Flexibility

- No early repayment charges
- Max 24-month loan term on non-regulated loans No age limit
- Rebridges supported (on a case by case basis) Tranche drawdowns available

Loan-to-Value (LTV) and Valuations

- LTV up to 75%
- Standalone second charge up to 70% LTV
- Free automated valuations up to 75% LTV Max net loan size £1.25m, Max value per security property £2.5m in London and the South East, or £1m elsewhere in the UK
- Below Market Value purchases – 90%
- NET of purchase price or 75% OMV
- Desktop valuations available

Refurbishment & Construction

- Light and Heavy refurbishments
- Heavy refurbishment product for experienced and inexperienced borrowers (unregulated bridges only)

Property & Security Types

- Residential, HMO and mixed-use security
- Grade I/II listed, non-working farms, non-standard construction, semi-commercial
- Lease extensions (25-year minimum lease (London), 50-year (outside London))
- Cross-asset security assets available

Special Considerations

- Large loans of £5m+ considered on referral
- Retrospective Warranties accepted
- Title insurance used on all cases
- Each case is assessed by experienced underwriters

Speed and Process

- Dual representation available on regulated and non-regulated loans
- Support auction process
- Improved speed from DIP to Offer
- Fewer offer conditions

Broker Portal

- Fast route to generating terms, submitting applications and managing cases.
- Typically supports application to offer in 1 day and completion in as little as 10 days

How

LOG ON TO OUR BROKER PORTAL OR SPEAK TO A SPECIALIST

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