UTB Mortgages

# Buy To Let Mortgages

PRODUCT GUIDES

**A new range of buy-to-let products available to individual, portfolio, limited company SPV and first time landlords.**

We aim to help with specialist buy-to-let requirements such as unusual property types including flats that are high rise and over commercial premises, HMOs, multi unit freehold properties and holiday lets.

Using our fully on line broker portal and client app, we can provide quick decisions and underwriter flexibility.

We are always happy to discuss cases that do not 'fit the box'.

**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 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

# Standard Range

**Standard Range**
**2 Year Fixed**

| Product Fee | 2% | 3% | 4% | 5% |
|---|---|---|---|---|
| Max LTV 65% | 5.39% | 5.14% | 4.44% | 4.19% |
| Max LTV 70% | 5.39% | 5.14% | 4.44% | 4.19% |
| Max LTV 75% | 5.39% | 5.14% | 4.44% | 4.29% |
| Max LTV 80% | 6.34% | 6.14% | 5.84% | |
| **Reversionary Rates** | **BBR + 4.5% *** | | | |

**Standard Range**
**5 Year Fixed**

| 2% | 3% | 4% | 5% | Loan Size |
|---|---|---|---|---|
| 6.60% | 6.42% | 6.24% | 5.99% | £50k - £1.5m |
| 6.60% | 6.42% | 6.24% | 5.99% | £50k - £1.0m |
| 6.70% | 6.52% | 6.34% | 6.09% | £50k - £1.0m |
| 7.80% | 7.74% | 7.44% | | £50k - £500k |
| **BBR + 4.5% *** | | | | |

**Property Types**

| | |
|---|---|
| Single Dwelling | Private & Ex-local Authority, |
| HMOs | N/A |
| MUBs | N/A |
| Holiday Lets | N/A |

**ECRs**

2 Year Fixed Years 1-2 3/2%
5 Year Fixed Years 1-5 5/4/4/3/2%

**Rent Interest Cover Ratios**

Basic Rate 125% High Rate 140%
Combined 130% Ltd SPV 125%

**Rent Cover Rates**

2 Year Fixed Higher of Initial pay rate + 2% or 5.5%
5 Year Fixed Initial pay rate %

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%
*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

# Specialist Range

**Specialist Range**
**2 Year Fixed**

| Product Fee | 2% | 3% | 4% | 5% |
|---|---|---|---|---|
| Max LTV 65% | 5.64% | 5.39% | 4.69% | 4.34% |
| Max LTV 70% | 5.64% | 5.39% | 4.69% | 4.34% |
| Max LTV 75% | 5.64% | 5.39% | 4.69% | 4.34% |
| Max LTV 80% | 6.39% | 6.19% | 5.89% | |
| **Reversionary Rates** | **BBR + 5% *** | | | |

**Specialist Range**
**5 Year Fixed**

| 2% | 3% | 4% | 5% | Loan Size |
|---|---|---|---|---|
| 6.89% | 6.69% | 6.59% | 6.29% | £50k - £1.5m |
| 6.89% | 6.69% | 6.59% | 6.29% | £50k - £1.0m |
| 6.89% | 6.69% | 6.59% | 6.29% | £50k - £1.0m |
| 7.99% | 7.74% | 7.54% | | £50k - £500k |
| **BBR + 5% *** | | | | |

**Property Types**

| | |
|---|---|
| Single Dwelling | N/A |
| HMOs | Up to 10 Lettable Rooms |
| MUBs | Up to 10 units |
| Holiday Lets | N/A |

**ECRs**

2 Year Fixed Years 1-2 3/2%
5 Year Fixed Years 1-5 5/4/4/3/2%

**Rent Interest Cover Ratios**

Basic Rate 125% High Rate 140%
Combined 130% Ltd SPV 125%

**Rent Cover Rates**

2 Year Fixed Higher of Initial pay rate + 2% or 5.5%
5 Year Fixed Initial pay rate %

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%
*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

# Non-standard range

**Non-standard Range**
**2 Year Fixed**

| Product Fee | 2% | 3% | 4% | 5% |
|---|---|---|---|---|
| Max LTV 65% | 6.39% | 5.99% | 5.59% | 5.49% |
| Max LTV 70% | 6.39% | 5.99% | 5.59% | 5.49% |
| Max LTV 75% | 6.39% | 6.09% | 5.59% | 5.49% |
| Max LTV 80% | | | | |
| **Reversionary Rates** | **BBR + 5.25% *** | | | |

**Non-standard Range**
**5 Year Fixed**

| 2% | 3% | 4% | 5% | Loan Size |
|---|---|---|---|---|
| 7.44% | 7.24% | 7.04% | 6.94% | £50k - £1.5m |
| 7.44% | 7.24% | 7.04% | 6.94% | £50k - £1.0m |
| 7.44% | 7.24% | 7.04% | 6.94% | £50k - £1.0m |
| | | | | £50k - £500k |
| **BBR + 5.25% *** | | | | |

**Property Types**

| | |
|---|---|
| Single Dwelling | N/A |
| HMOs | N/A |
| MUBs | N/A |
| Holiday Lets | Up to 6 bedrooms, single lettings only |

**ECRs**

2 Year Fixed Years 1-2 3/2%
5 Year Fixed Years 1-5 5/4/4/3/2%

**Rent Interest Cover Ratios**

Basic Rate 125% High Rate 140%
Combined 130% Ltd SPV 125%

**Rent Cover Rates**

2 Year Fixed Higher of Initial pay rate + 2% or 5.5%
5 Year Fixed Initial pay rate %

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%
*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

Contact Us

# **Our Team,** always on hand to help

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# 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

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