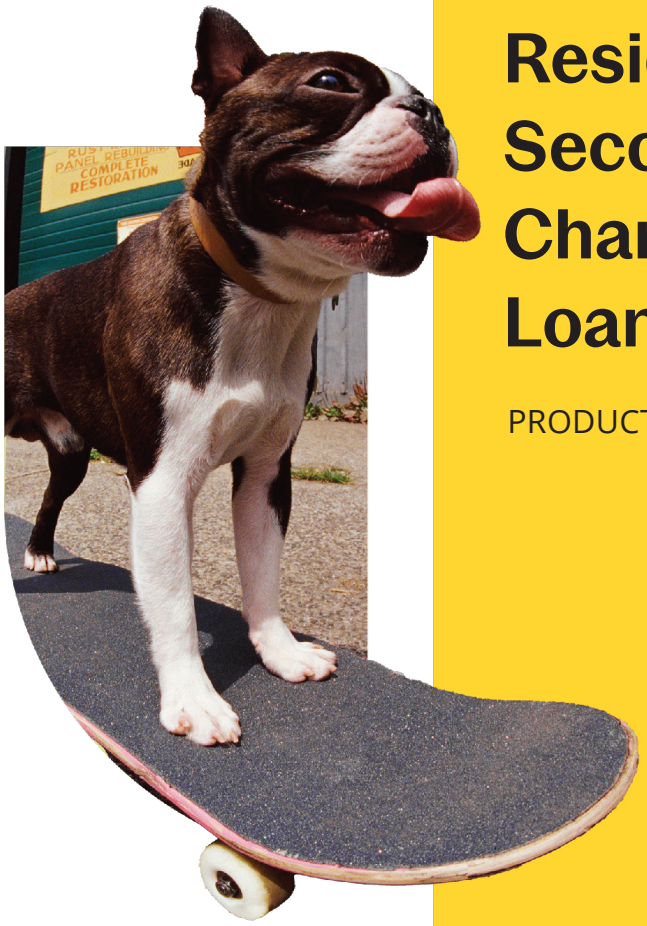
UTB Mortgages



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	+3.74%	+3.74%	+4.04%	+4.54%	+5.74%	+7.24%	-	3%, 2%
2 Yr Fix	6.39%	6.39%	6.59%	6.94%	7.84%	9.04%	-	3%, 2%
3 Yr Fix	6.39%	6.39%	6.64%	7.19%	8.04%	9.24%	-	3%, 2%, 2%
5 Yr Fix	6.54%	6.54%	6.60%	6.60%	7.05%	7.25%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.00%	7.05%	7.34%	7.34%	7.69%	7.89%	-	

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	+4.34%	+4.34%	+4.34%	+4.64%	+5.94%	+7.34%	-	3%, 2%
2 Yr Fix	6.69%	6.69%	6.69%	7.04%	8.04%	9.14%	-	3%, 2%
3 Yr Fix	6.69%	6.69%	6.69%	7.29%	8.24%	9.34%	-	3%, 2%, 2%
5 Yr Fix	6.59%	6.59%	6.65%	6.65%	7.10%	7.30%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.10%	7.15%	7.35%	7.35%	7.79%	7.99%	-	

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	+5.34%	+5.34%	+5.34%	+5.64%	+6.14%	+7.64%	-	3%, 2%
2 Yr Fix	6.99%	6.99%	6.99%	7.34%	8.24%	10.39%	-	3%, 2%
3 Yr Fix	6.99%	6.99%	6.99%	7.34%	8.34%	10.37%	-	3%, 2%, 2%
5 Yr Fix	6.99%	6.99%	6.99%	6.99%	7.20%	7.95%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.60%	7.60%	7.60%	7.60%	7.94%	8.79%	-	

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

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	+5.54%	+5.54%	+5.54%	+6.14%	+7.34%	+8.84%	-	3%, 2%
2 Yr Fix	7.40%	7.60%	7.60%	7.70%	8.45%	11.55%	-	3%, 2%
3 Yr Fix	7.40%	7.60%	7.60%	7.70%	8.45%	11.63%	-	3%, 2%, 2%
5 Yr Fix	7.09%	7.25%	7.25%	7.25%	7.70%	9.55%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.70%	7.70%	7.70%	8.06%	8.74%	10.14%	-	

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	+5.74%	+5.74%	+5.74%	+6.24%	+7.44%	-	-	3%, 2%
2 Yr Fix	7.80%	7.80%	7.80%	8.00%	8.75%	-	-	3%, 2%
3 Yr Fix	7.80%	7.80%	7.80%	7.90%	8.65%	-	-	3%, 2%, 2%
5 Yr Fix	7.39%	7.45%	7.45%	7.45%	7.90%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.80%	7.80%	7.80%	8.26%	8.90%	-	-	

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%
Unsecured	UTD	UTD	UTD	UTD	Ignore if Consolidating	UTD	Ignore if Consolidating	Ignore if Consolidating
Secured Loans and Mortgages	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
CCJs	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24
Defaults	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%
Minimum Income	£15K	£15K
Minimum Valuation	£90K	£150K
LTI	Up to 6x	5x Max
DTI	45%	
Self Employed	2 years accounts required see cirteria 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

Field Team



Frances Arnold
Business Development Manager
North Region
M: 07385 930252
farnold@utbank.co.uk



Rachel Shackleton
Business Development Manager
South of England and Wales
M: 07471 971 236
rshackleton@utbank.co.uk

Key Account Team



Jigar Patel
Head of Specialist Distribution
South Region
M: 07796 348 031
jpatel@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

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

Quick Links

To register as new intermediary
Click here

To access online document library
Click here

To read our case studies for deals we've recently supported
Click here

To search our Criteria on the Knowledge Bank site
Click here

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales number 549690. 1 Ropemaker Street, London EC2Y 9AW.

This information is strictly for the use of professional intermediaries only.