



## United Trust Bank Product Guide Residential Second Charge Loans

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who do not meet the high street approach of a minimum credit score or automated process. Combining technology with our specialist underwriters we can individually assess each application on its merits, aiming to fulfil the needs of customers wishing to purchase their home or to raise capital for a variety of purposes.

Pre-submission enquiries call 020 7031 1551  
or email [mortgage.enquiries@utbank.co.uk](mailto:mortgage.enquiries@utbank.co.uk)

For post-submission enquiries call 020 7031 1552  
to speak to your underwriter.



PERSONAL FINANCE AWARDS 2023  
BEST SECOND MORTGAGE LENDER



WHAT MORTGAGE AWARDS 2023  
BEST SECOND MORTGAGE LENDER



MORTGAGE STRATEGY AWARDS 2023  
BEST SECOND CHARGE LENDER



MONEYFACTS AWARDS 2022  
BEST SECURED LOAN PROVIDER

Enquiries: 020 7031 1551 or email: [mortgage.enquiries@utbank.co.uk](mailto:mortgage.enquiries@utbank.co.uk) | [utbank.co.uk](http://utbank.co.uk) |  [utb\\_mortgages](https://twitter.com/utb_mortgages)

we understand specialist mortgages



## Prime Plus Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	2.00%, 1.00%
2 Yr Fix	7.29%	7.89%	8.39%	9.59%	10.89%	2.00%, 0.75%
3 Yr Fix	7.19%	7.79%	8.29%	9.49%	10.79%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.59%	7.39%	7.79%	8.89%	10.29%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.89%	8.49%	8.89%	9.99%	11.39%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
<b>Unsecured Credit</b> All accounts currently up to date. Previous conduct may impact credit score	Product fee: <£125k = £995 <£500k = £1,495  Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available	Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime accepted with 18 months evidence Self employed 2 years accounts Contractors considered	BBR+5% < 75% BBR+5.25% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Secured Loans and Mortgages</b> 0 in 3m, 0 in 12m. 0 outstanding					
<b>CCJ</b> 0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300					
<b>Defaults</b> 0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300					

### Prime Plus Loan Purposes



## Prime Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	2.00%, 1.00%
2 Yr Fix	7.39%	7.99%	8.49%	9.69%	10.99%	2.00%, 0.75%
3 Yr Fix	7.29%	7.89%	8.39%	9.59%	10.89%	3.00%, 2.00%, 0.75%
5 Yr Fix	6.69%	7.49%	7.89%	9.09%	10.39%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.99%	8.59%	8.99%	10.09%	11.49%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
<b>Unsecured Credit</b> All accounts currently up to date. Previous conduct may impact credit score	Product fee: <£125k = £995 <£500k = £1,495  Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available	Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime accepted with 18 months evidence Self employed 2 years accounts Contractors considered	BBR+5%< 75% BBR+5.25%> 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Secured Loans and Mortgages</b> 0 in 3m, 0 in 12m. 0 outstanding					
<b>CCJ</b> 0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300					
<b>Defaults</b> 0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300					

### Prime Loan Purposes



## Near Prime Residential Second Charge Loans

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £250k	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	2.00%, 1.00%
2 Yr Fix	8.59%	8.89%	9.39%	10.59%	11.89%	2.00%, 0.75%
3 Yr Fix	8.49%	8.79%	9.29%	10.49%	11.79%	3.00%, 2.00%, 0.75%
5 Yr Fix	7.59%	7.89%	8.79%	9.99%	11.29%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	9.19%	9.49%	9.99%	11.19%	12.49%	-

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Reversionary Rates
<b>Unsecured Credit</b> Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.	Product fee: <£125k = £995 <£500k = £1,495  Broker fee: max £5k or 12.5%	Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available	Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2  Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5%	6x LTI to 80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime accepted with 18 months evidence Self employed 2 years accounts Contractors considered	BBR+5%< 75% BBR+5.25%> 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5%  Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Secured Loans and Mortgages</b> 0 in 3m, 1 in 12m. Max 1 outstanding					
<b>CCJ</b> Max 1 in 24m. No max number of £ over 24m. Ignore if < £300					
<b>Defaults</b> Max 1 in 24m. No max number of £ over 24m. Ignore if < £300					

### Near Prime Loan Purposes



## Our Team always on hand to help Residential, buy to let or second charge



**Caroline Mirakian –  
Sales & Marketing Director**  
Nationwide  
M: 07825 720 586  
cmirakian@utbank.co.uk

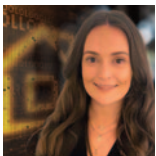
### Field Team for our club and network partners



**Hannah Oades – Corporate Account  
Manager Club & Network Distribution**  
Nationwide  
M: 07423 789 983 hoades@utbank.co.uk



**Stewart Green –**  
London, East & West England and Midlands  
M: 07557 311 615  
sgreen@utbank.co.uk

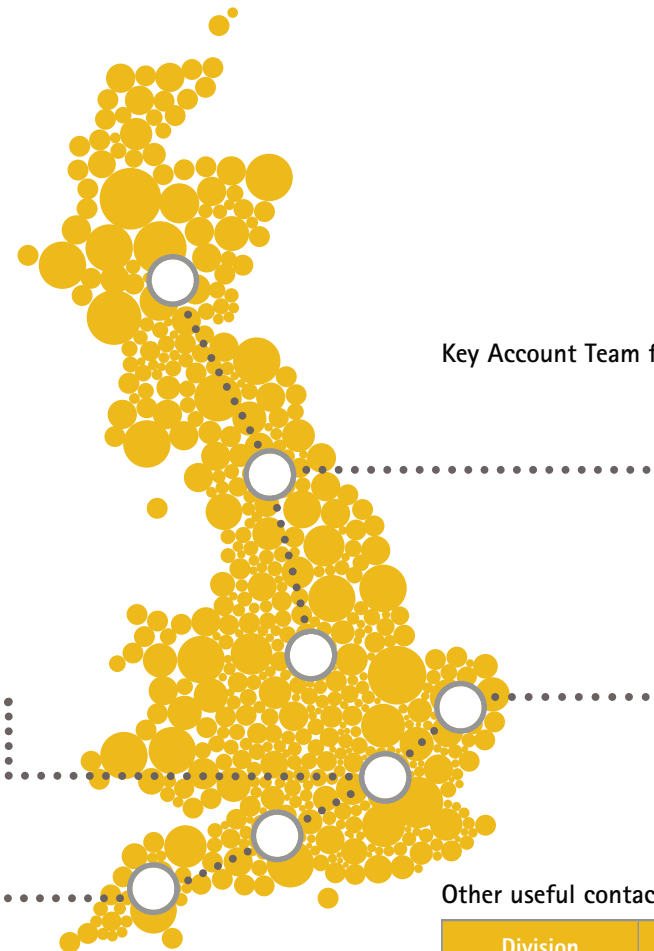


**Rachel Shackleton –**  
South East and South West  
M: 07471 971 236  
rshackleton@utbank.co.uk

Lloyd Turner-Internal Sales Manager  
James Hodgskin- Intermediary Support Manager

**All team members are supported by a dedicated telephony  
broker relationship manager - T: 0207 031 1551**

Jack Martin-South East & South West  
Kerry Bradley-London, East & West of England and Midlands  
Jodie Roy-Specialist Distribution



### Key Account Team for our Specialist Distributors



**North Region  
Chris Pedlar –**  
M: 07787 296 057  
cpedlar@utbank.co.uk



**South Region  
Jigar Patel –**  
M: 07796 348 031  
jpatel@utbank.co.uk

### Other useful contact points

Division	Number	Email
Mortgage Enquires Team (Pre submission)	0207 031 1551	Mortgage.enquires@utbank.co.uk
Residential Underwriting (Post submission)	0207 031 1552	Dedicated email address provided on submission
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

### QUICK LINKS

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intermediary

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