



United Trust Bank Product Guide Residential First Charge Mortgages

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

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



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Prime Plus Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	2.00%, 0.75%
2 Yr Fix	6.64%	6.64%	6.74%	7.04%	7.44%	2.00%, 0.75%
3 Yr Fix	6.59%	6.59%	6.69%	6.99%	7.34%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.29%	6.29%	6.29%	6.49%	6.79%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	7.14%	7.14%	7.24%	7.54%	7.94%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit	Available on all plans	0.5% rate loading	Product fee: £1,495	5x LTI to 60% LTV	BBR+4.75% < 75%
All accounts currently up to date. Previous conduct may impact credit score.	75% max LTV	4x LTI	Minimum age 21	4.5x LTI 60%-80% LTV	BBR+5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4.5x LTI to 85% LTV	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
0 in 3m, 0 in 12m. 0 outstanding.	Standard LTI	Minimum loan size £5,000	Lending into retirement	Minimum income £15,000 (£25,000 FTBs)	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Affordability stressed on IO repayment only	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime accepted with latest P60	
0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs	Maximum LTV 70%	Min term 5 years	Self employed 2 years accounts	
Defaults	Minimum income £50k	Interest Only not available	Max applicants 2	Contractors considered	
0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Plus Mortgage Types



Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	2.00%, 0.75%
2 Yr Fix	6.89%	6.89%	6.99%	7.29%	7.69%	2.00%, 0.75%
3 Yr Fix	6.84%	6.84%	6.94%	7.24%	7.59%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.89%	6.89%	6.99%	7.29%	7.59%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	7.39%	7.39%	7.49%	7.79%	8.19%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit	Available on all plans	0.5% rate loading	Product fee: £1,495	5x LTI to 60% LTV	BBR+4.75% < 75%
All accounts currently up to date. Previous conduct may impact credit score.	75% max LTV	4x LTI	Minimum age 21	4.5x LTI 60%-80% LTV	BBR+5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4.5x LTI to 85% LTV	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
0 in 3m, 0 in 12m. 0 outstanding.	Standard LTI	Minimum loan size £5,000	Lending into retirement	Minimum income £15,000 (£25,000 FTBs)	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Affordability stressed on IO repayment only	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime accepted with latest P60	
0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs	Maximum LTV 70%	Min term 5 years	Self employed 2 years accounts Contractors considered	
Defaults	Minimum income £50k	Interest Only not available	Max applicants 2		
0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Mortgage Types



Near Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.74%	+2.74%	+2.84%	+3.14%	+3.54%	2.00%, 0.75%
2 Yr Fix	7.29%	7.29%	7.39%	7.79%	8.29%	2.00%, 0.75%
3 Yr Fix	7.24%	7.24%	7.34%	7.64%	8.19%	3.25%, 2.00%, 0.75%
5 Yr Fix	7.29%	7.29%	7.39%	7.79%	8.19%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	7.79%	7.79%	7.89%	8.19%	8.79%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
<p>Unsecured Credit</p> <p>Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.</p>	Not available	Not available	<p>Product fee: £1,495</p> <p>Minimum age 21</p> <p>Max age 85</p> <p>Max term 40 years</p> <p>Min term 5 years</p> <p>Max applicants 2</p> <p>Max Loan £1M</p> <p>Min Loan £25k</p> <p>Broker fee max £5k or 12.5%</p> <p>Not available FTBs</p>	<p>5x LTI to 60% LTV</p> <p>4.5x LTI 60%-80% LTV</p> <p>4.5x LTI to 85% LTV</p> <p>Minimum income £15,000</p> <p>50% Bonus and overtime accepted with latest P60</p> <p>Self employed 2 years accounts</p> <p>Contractors considered</p>	<p>BBR+4.75% < 75%</p> <p>BBR+5% > 75%</p> <p>Follow the BoE rate at the stated margin, down to a minimum of 0.5%</p> <p>Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%</p>
<p>Secured Loans and Mortgages</p> <p>0 in 3m, 1 in 12m. Max 1 outstanding.</p>					
<p>CCJ</p> <p>Max 1 in 24m. No Max number or £ over 24m -ignore if <£300.</p>					
<p>Defaults</p> <p>Max 1 in 24m. No max number or £ over 24m ignore if < £300.</p>					

Near Prime Mortgage Types



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



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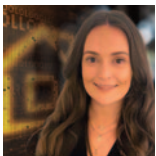
Field Team for our club and network partners



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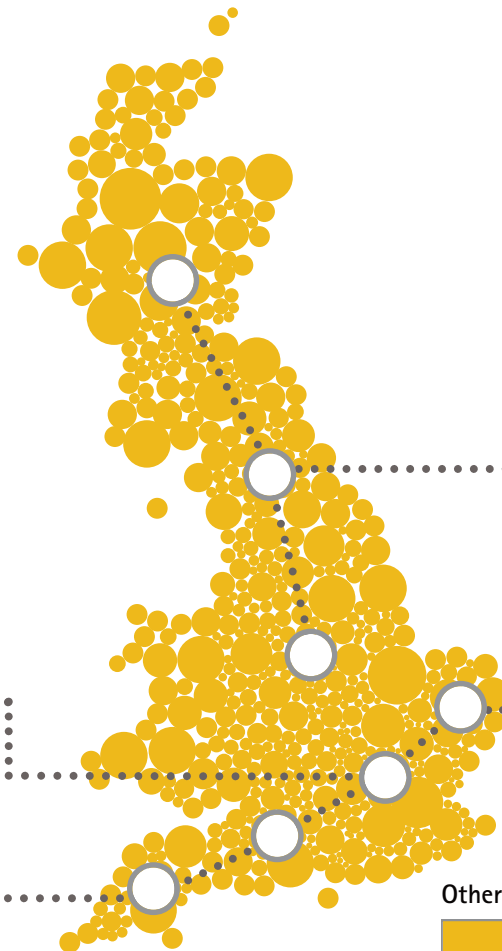


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Jack Martin-South East & South West
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Jodie Roy-Specialist Distribution



Key Account Team for our Specialist Distributors



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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

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