



## 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



FINANCIAL REPORTER AWARDS 2024  
BEST SECOND CHARGE LENDER

Enquiries: 020 7031 1551 or email: [mortgage.enquiries@utbank.co.uk](mailto:mortgage.enquiries@utbank.co.uk) | [utbank.co.uk](https://utbank.co.uk)



## 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 £500k	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%	7.79%	8.14%	8.99%	10.29%	2.00%, 0.75%
3 Yr Fix	7.19%	7.74%	8.09%	8.89%	10.19%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.59%	7.14%	7.54%	8.49%	9.69%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.89%	8.49%	8.89%	10.14%	10.24%	-

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	Minimum age 18	6x LTI to 80% LTV	BBR+5% < 75%
<b>Secured Loans and Mortgages</b> 0 in 3m, 0 in 12m. 0 outstanding		Debt consolidation	Max age 85	4.5x LTI to 85% LTV	BBR+5.25% > 75%
<b>CCJ</b> 0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300		Home Improvements	Lending into retirement Max term 30 years	Minimum income £15,000	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Defaults</b> 0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300		Repayment of personal tax bills	Min term 3 years	50% Bonus and overtime accepted with latest P60	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
		Purchase of/deposit for additional properties in UK	Max applicants 2	Self employed 2 years accounts Contractors considered	
	Other loan purposes available	Max Loan £500k to 85% LTV			
		Min Loan £10k			
		Broker fee max £5k or 12.5%			

### 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 £500k	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%	9.09%	10.30%	2.00%, 0.75%
3 Yr Fix	7.29%	7.89%	8.39%	8.99%	10.28%	3.00%, 2.00%, 0.75%
5 Yr Fix	6.74%	7.44%	7.84%	8.89%	9.99%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	8.04%	8.54%	8.94%	10.19%	10.49%	-

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	Minimum age 18	6x LTI to 80% LTV	BBR+5% < 75%
<b>Secured Loans and Mortgages</b> 0 in 3m, 0 in 12m. 0 outstanding		Debt consolidation	Max age 85	4.5x LTI to 85% LTV	BBR+5.25% > 75%
<b>CCJ</b> 0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300		Home Improvements	Lending into retirement	Minimum income £15,000	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Defaults</b> 0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300		Repayment of personal tax bills	Max term 30 years	50% Bonus and overtime accepted with latest P60	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
		Purchase of/deposit for additional properties in UK	Min term 3 years	Self employed 2 years accounts Contractors considered	
	Other loan purposes available	Max applicants 2			
			Max Loan £500k to 85% LTV		
			Min Loan £10k		
			Broker fee max £5k or 12.5%		

### 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 £500k	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%	9.19%	9.94%	11.15%	2.00%, 0.75%
3 Yr Fix	8.49%	8.79%	9.09%	9.84%	11.13%	3.00%, 2.00%, 0.75%
5 Yr Fix	7.59%	7.89%	8.69%	9.74%	10.84%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	9.19%	9.49%	9.69%	10.94%	11.34%	-

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	Minimum age 18	6x LTI to 80% LTV	BBR+5% < 75%
<b>Secured Loans and Mortgages</b> 0 in 3m, 1 in 12m. Max 1 outstanding		Debt consolidation	Max age 85	4.5x LTI to 85% LTV	BBR+5.25% > 75%
<b>CCJ</b> Max 1 in 24m. No max number of £ over 24m. Ignore if < £300		Home Improvements	Lending into retirement	Minimum income £15,000	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
<b>Defaults</b> Max 1 in 24m. No max number of £ over 24m. Ignore if < £300		Repayment of personal tax bills	Max term 30 years	50% Bonus and overtime accepted with latest P60	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
		Purchase of/deposit for additional properties in UK	Min term 3 years	Self employed 2 years accounts Contractors considered	
	Other loan purposes available	Max applicants 2			
		Max Loan £500k to 85% LTV			
		Min Loan £10k			
		Broker fee max £5k or 12.5%			

### Near Prime Loan Purposes



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



**Caroline Mirakian –  
Sales & Marketing Director**  
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### Field Team for our club and network partners



**Hannah Oades – Corporate Account  
Manager Club & Network Distribution**  
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**Stewart Green –**  
London, East & West England and Midlands  
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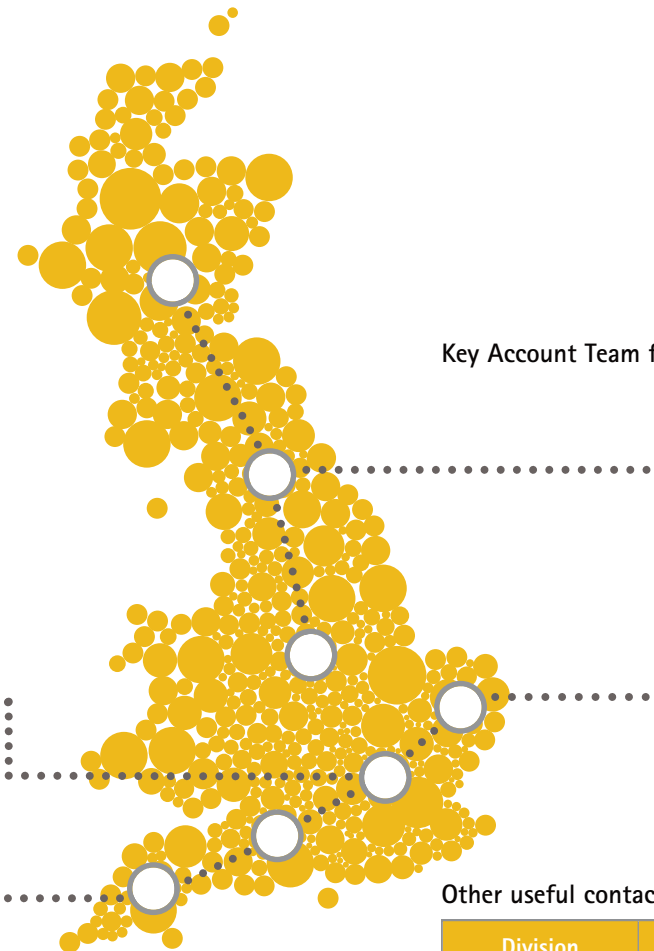


**Rachel Shackleton –**  
South East and South West  
M: 07471 971 236  
rshackleton@utbank.co.uk

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

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intermediary

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