



# Residential First Charge Mortgage

PRODUCT GUIDES

**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 155

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



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## Residential First Charge Mortgages

### Prime Plus

Max LTV Max Loan	60% £25k to £1M	65% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	+3.19%	3%, 2%
2 Yr Fix	5.74%	5.74%	5.74%	5.74%	6.14%	6.54%	7.09%	3%, 2%
3 Yr Fix	5.89%	5.89%	5.89%	5.89%	6.29%	6.64%	7.39%	3%, 2%, 2%
5 Yr Fix	5.89%	5.89%	5.89%	5.89%	5.99%	6.19%	6.84%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.89%	6.89%	6.89%	6.89%	6.99%	7.19%	7.84%	-

### Prime

Max LTV Max Loan	60% £25k to £1M	65% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	+3.34%	3%, 2%
2 Yr Fix	6.19%	6.19%	6.19%	6.29%	6.59%	6.99%	7.69%	3%, 2%
3 Yr Fix	6.14%	6.14%	6.14%	6.24%	6.54%	6.89%	7.59%	3%, 2%, 2%
5 Yr Fix	6.54%	6.54%	6.54%	6.59%	6.79%	6.99%	7.34%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.54%	7.54%	7.54%	7.59%	7.79%	7.99%	8.34%	-

### Near Prime

Max LTV Max Loan	60% £25k to £1M	65% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.24%	+3.24%	+3.34%	+3.64%	+4.04%	-	3%, 2%
2 Yr Fix	7.09%	7.09%	7.09%	7.19%	7.59%	8.09%	-	3%, 2%
3 Yr Fix	7.04%	7.04%	7.04%	7.14%	7.44%	7.99%	-	3%, 2%, 2%
5 Yr Fix	6.94%	6.94%	6.94%	6.99%	7.39%	7.79%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.94%	7.94%	7.94%	7.99%	8.39%	8.79%	-	-

Reversionary Rates: BBR +3.75% < 75% and BBR +4% > 75%. Follow the BoE rate at the stated margin.

Lifetime tracker rates: Follow the BoE rate at the stated margin.

# Residential First Charge Mortgages

## Key Criteria Highlights

### Status Definition

	Prime Plus and Prime		Near Prime
	< 85%	> 85%	< 85%
<b>Unsecured</b>	Currently up to date	Currently up to date	Ignore if consolidating
<b>Secured Loans and Mortgages</b>	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 0 in 12 Max 1 Outstanding
<b>CCJ's</b>	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
<b>Defaults</b>	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
<b>All plans</b>	Mail order and comms <£300 ignored. Previous conduct will effect credit score.		

### Income

	<85%	>85%	FTB	Interest Only
<b>Minimum Income</b>	£15K	£40K	£25K	£50K
<b>Minimum Valuation</b>	£90K	£125K	£90K	£300K
<b>LTI</b>	Up to 6x	4.5x Max		
<b>DTI</b>	50%			
<b>Self Employed</b>	2 years trading			

### Product Features

Unencumbered	Interest Only
0.5% loading 4x LTI Min loan £5k IO unavailable Max 70% LTV	£995 Product Fee 75% Max 70% downsize Stressed on IO repayment Min age 25 Not available FTB

### Fees

Type	Max
Product Fee	£1,495
Broker Fee	£5k or 12.5%

### Applicant Profile

	Min	Max
Age	18	85
Term	5	40

**For full criteria click [HERE](#)**

## Contact Us

# Our Team, always on hand to help

### Residential, buy to let or second charge



**Caroline Mirakian**  
**Sales & Marketing Director**

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### Key Account Team for our Specialist Distributors



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### Field Team for our club and network partners



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## Contact Us

# 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.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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