



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

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

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

Income

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

Nationwide
M: 07825 720 586
cmirakian@utbank.co.uk

Field Team for our club and network partners



Hannah Oades
Head of Network and Club Distribution

Nationwide
M: 07423 789 983
hoades@utbank.co.uk



Frankie Kitchen
Business Development Manager

London & Midlands
M: 07557 311 615
fkitchen@utbank.co.uk



Rachel Shackleton
Business Development Manager

South of England and Wales
M: 07471 971 236
rshackleton@utbank.co.uk

Key Account Team for our Specialist Distributors



Chris Pedlar
Head of Sales

M: 07787 296 057
cpedlar@utbank.co.uk



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

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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