



Residential Mortgages

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 Mortgages

Prime Plus

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	+3.19%	+3.38%	3%, 2%
2 Yr Fix	5.74%	5.74%	5.74%	5.74%	6.14%	6.54%	7.09%	7.29%	3%, 2%
3 Yr Fix	5.89%	5.89%	5.89%	5.89%	6.29%	6.64%	7.39%	7.59%	3%, 2%, 2%
5 Yr Fix	5.89%	5.89%	5.89%	5.89%	5.99%	6.19%	6.84%	7.04%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.89%	6.89%	6.89%	6.89%	6.99%	7.19%	7.84%	8.04%	-

Prime

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	+3.34%	+3.54%	3%, 2%
2 Yr Fix	6.19%	6.19%	6.19%	6.29%	6.59%	6.99%	7.69%	7.89%	3%, 2%
3 Yr Fix	6.14%	6.14%	6.14%	6.24%	6.54%	6.89%	7.59%	7.79%	3%, 2%, 2%
5 Yr Fix	6.54%	6.54%	6.54%	6.59%	6.79%	6.99%	7.34%	7.64%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.54%	7.54%	7.54%	7.59%	7.79%	7.99%	8.34%	8.64%	-

Near Prime

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	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.

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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 ignored. Previous conduct will affect credit score.		

Income

	<85%	>85%	FTB	Interest Only
Minimum Income	£15K	£40K	£25K	£50K
Minimum Valuation	£90K	£125K	£90K	£100K
LTI	5x up to 65% LTV and 4.5x on all other LTVs			
DTI	50%			
Self Employed	2 years accounts required-see criteria guide for details			

Product Features

Unencumbered		Interest Only
0.5% loading 4x LTI Min loan £5k IO unavailable	£995 Product Fee Max Max LTV 70% Max Loan Size £250k	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



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Contact Us

Useful Contacts

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Email: **mortgage.enquiries@utbank.co.uk**

Website: **utbank.co.uk**

Division	Contact	Email
Mortgage Enquires Team (Pre submission)	0207 031 1551	Mortgage.enquiries@utbank.co.uk
Residential Underwriting (Post submission)	0207 031 1552	
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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