



Bridge to Let

PRODUCT GUIDE

Introducing our new Bridge to Let product, a one-stop shop for both the client's initial Bridging requirement, and an exit onto a BTL mortgage offered at discounted rates.

This product is available to individual, portfolio, limited company SPV and first-time landlords.

UTB is a market-leading, award-winning lender providing a wide range of competitive and reliable short-term loans. We utilise innovative technology, backed up by a dedicated and experienced team, to support brokers and their clients.

Enquiries

Call: 020 3862 1002

Email: bridging@utbank.co.uk

www.utbank.co.uk



**Best Product Range
National Mortgage Awards –
Second Charge – 2024**

**Best Second Mortgage Lender
What Mortgage Awards 2024**

**Best Lender for Second Charge Loans
Financial Reporter Awards 2024**

**Best Second Mortgage Lender
Personal Finance Awards 2024**

**Best Second Charge Lender
Mortgage Strategy Awards 2023**

**Regulated Bridging Lender of the Year
Bridging & Commercial Awards 2022**

**Best Short-Term Lender
2022 Mortgage Strategy Awards**

**Specialist Lender of the Year
Mortgage Introducer Awards 2022**

**Best Product Innovation
Fast Track Bridging
SFI Awards 2021**

UTB Bridging-To-Let

A winning combination

United Products

- Bridging finance with the benefit of a UTB Buy To Let (BTL) term mortgage to seamlessly exit.
- A DiP will be issued for both Bridging loan and BTL.
- A BTL offer, valid for 6 months, will be issued alongside the Bridging offer.
- Standard procurement fees for both the Bridging finance and BTL mortgage.

United Legal Team

- Lightfoots must act for both the Bridge and the BTL.
- Discounted BTL conveyancing fees via Lightfoots.
- Subject to there being no change in the legal or ultimate beneficial ownership, or property usage.

United Pricing Benefits

- Standard Bridging pricing.
- 0.3% discount on all BTL rates.

United Exit Process

- Bridge exit subject to a valuer reinspection.
- Lightfoots will recontact the client(s) and manage the BTL conveyancing.

United, we go further

At UTB it's not just about our product offer. Our knowledge, flexibility and expertise gives our broker partners the certainty they need to effectively progress their cases. Our teams of specialists will help you with unusual property types including blocks of flats, HMOs and multi-unit properties.

Standard Loans – Unregulated Bridging Finance

First and second charge bridging loans assisting borrowers with their everyday short-term funding requirements secured against buy-to-let or investment properties.

Standard (£100k+) rates from		
LTV	First Charge	Second Charge
<50%	0.62% pm	1% pm
<60%	0.67% pm	1% pm
<70%	0.72% pm	1.10% pm
<75%	0.77% pm	n/a

Key Criteria

- Loan size of £100k to £1.5m
- Refer to large loan page for loans up to £5m
- Daily interest after first month
- No ERCs
- Rolled up and serviced interest
- Completion fee 2% on drawdown
- £695 admin fee
- Max 24 month loan term
- England, Wales & Scotland

Highlights



AVMS

Up to 65% and no cost



Fast Track

Streamlined service by dedicated team

Ideal for

- Capital raise
- Portfolio growth
- Auction purchase

Light Refurbishment Loans – Unregulated Bridging Finance

Light refurbishments are typically where the total cost of works is less than 20% of the current value and the works do not require planning permission. They usually involve internal works such as redecorations, new kitchens and bathrooms and internal reconfigurations. Structural changes and small extensions under permitted development rights can be considered provided the property is residential at the outset and remains residential after the works are completed.

First and second charge bridging loans assisting borrowers with their everyday short-term funding requirements secured against buy-to-let or investment properties.

Light refurbishment (£100k+) rates from		
LTV	First Charge	Second Charge
<50%	0.62% pm	1% pm
<60%	0.67% pm	1% pm
<70%	0.72% pm	1.10% pm

Key Criteria

- Loan size of £100k to £1.5m
- Refer to large loan page for loans up to £5m
- Daily interest after first month
- No ERCs
- Rolled up and serviced interest
- Completion fee 2% on drawdown
- £695 admin fee
- Max 24 month loan term
- England, Wales & Scotland

Highlights



AVMS

Up to 65% and no cost



Fast Track

Streamlined service by dedicated team

Ideal for

- Capital raise
- Portfolio growth
- BLT light refurbishment
- Auction purchase

Standard Range – Buy To Let Mortgages

Standard Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	6.29%	6.24%	5.94%	5.69%
Max LTV 70%	6.39%	6.24%	5.94%	5.69%
Max LTV 75%	6.59%	6.34%	6.04%	5.79%
Max LTV 80%	7.04%	6.84%	6.54%	
Reversionary Rates	BBR + 4.5% *			

Standard Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
5.60%	5.42%	5.24%	4.99%	£50k - £1.5m
5.60%	5.42%	5.24%	4.99%	£50k - £1.0m
5.70%	5.52%	5.34%	5.09%	£50k - £1.0m
6.40%	6.24%	5.74%		£50k - £500k
BBR + 4.5% *				

Property Types

Single Dwelling	Private & Ex-local Authority, Standard Construction
HMOs	N/A
MUBs	N/A
Holiday Lets	N/A

ERCs

2 Year Fixed	Years 1-2	3/2%
5 Year Fixed	Years 1-5	5/4/4/3/2%

Rent Interest Cover Ratios

Basic Rate	125%	High Rate	140%
Combined	130%	Ltd SPV	125%

Rent Cover Rates

2 Year Fixed	Higher or Initial pay rate + 2% or 5.5%
5 Year Fixed	Initial pay rate %

Discount of 0.3% on BTL rates when using the Bridge to Let product

Full valuation or re-inspection required

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

Specialist Range – Buy To Let Mortgages

Specialist Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	6.44%	6.14%	5.84%	5.69%
Max LTV 70%	6.54%	6.24%	5.94%	5.79%
Max LTV 75%	6.64%	6.34%	6.04%	5.89%
Max LTV 80%	7.09%	6.89%	6.59%	-
Reversionary Rates	BBR + 5% *			

Specialist Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
6.00%	5.82%	5.64%	5.44%	£50k - £1.5m
6.10%	5.92%	5.74%	5.54%	£50k - £1.0m
6.30%	6.07%	5.84%	5.59%	£50k - £1.0m
6.70%	6.44%	6.24%	-	£50k - £500k
BBR + 5% *				

Property Types

Single Dwelling	N/A
HMOs	Up to 10 Lettable Rooms
MUBs	Up to 10 units
Holiday Lets	N/A

ERCs

2 Year Fixed Years 1-2 3/2%
5 Year Fixed Years 1-5 5/4/4/3/2%

Rent Interest Cover Ratios

Basic Rate 125% High Rate 140%
Combined 130% Ltd SPV 125%

Rent Cover Rates

2 Year Fixed Higher or Initial pay rate + 2% or 5.5%
5 Year Fixed Initial pay rate %

Discount of 0.3% on BTL rates when using the Bridge to Let product

Full valuation or re-inspection required

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

Non-Standard Range – Buy To Let Mortgages

Non-standard Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	8.05%	7.77%	7.39%	7.25%
Max LTV 70%	8.15%	7.87%	7.49%	7.35%
Max LTV 75%	8.80%	8.42%	7.79%	7.80%
Max LTV 80%	-	-	-	-
Reversionary Rates	BBR + 5.25% *			

Non-standard Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
7.45%	7.07%	6.69%	6.55%	£50k - £1.5m
7.55%	7.17%	6.79%	6.65%	£50k - £1.0m
8.20%	7.72%	7.24%	7.10%	£50k - £1.0m
-	-	-	-	£50k - £500k
BBR + 5.25% *				

Property Types

Single Dwelling	N/A
HMOs	N/A
MUBs	N/A
Holiday Lets	Up to 6 bedrooms single letting

ERCs

2 Year Fixed Years 1-2 3/2%
5 Year Fixed Years 1-5 5/4/4/3/2%

Rent Interest Cover Ratios

Basic Rate 125% High Rate 140%
Combined 130% Ltd SPV 125%

Rent Cover Rates

2 Year Fixed Higher or Initial pay rate + 2% or 5.5%
5 Year Fixed Initial pay rate %

Discount of 0.3% on BTL rates when using the Bridge to Let product

Full valuation or re-inspection required

Product fee can be added to the loan but can not exceed max loan size by more than 2% or an LTV of 82%

*Follow the BoE rate at the stated margin, down to a minimum of 0.5%

Contact Us

Our Team, always on hand to help



Gary Lomax
Key Account Manager
North West & Scotland
M: 07385 404 883
glomax@utbank.co.uk



Paula Purdy
Sales Director - Bridging
National
M: 07825 720 616
ppurdy@utbank.co.uk



Paul Delmonte
Head of National Accounts
North West & Midlands
M: 07795 194 545
pdelmonte@utbank.co.uk



Bradley Illman
Key Account Manager
London
M: 07824 366 178
billman@utbank.co.uk



Craig Taylor
Key Account Manager
Wales & South West
M: 07825 967 308
ctaylor@utbank.co.uk



Nick Warren
Business Development Manager
South East & London
M: 07917 247 762
nwarren@utbank.co.uk



Gemma Roberts
Business Development Manager
North East & Midlands
M: 07385 930 2558
groberts@utbank.co.uk



Frankie Kitchen
Business Development Manager
M: 07557 311 615
fkitchen@utbank.co.uk

Enquiries 020 3862 1002 | bridging@utbank.co.uk | www.utbank.co.uk

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales 549690. One Ropemaker Street, London EC2Y 9AW.

Quick Links

Registered Brokers can access our Portal here

[Click here](#)

To register as new intermediary

[Click here](#)

To access online document library

[Click here](#)

To read our case studies for deals we've recently supported

[Click here](#)

United, we go further

B: 23341 BF.UNREG PROD GUIDE - Date effective 05.03.25