



# Residential Second Charge Loans

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. 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

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 Second Charge Loans

### Prime Plus

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% £30k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	-	3%, 2%
2 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.94%	10.94%	3%, 2%
3 Yr Fix	7.09%	7.09%	7.64%	7.99%	8.84%	9.84%	10.84%	3%, 2%, 2%
5 Yr Fix	6.19%	6.19%	6.64%	7.10%	7.79%	8.59%	9.99%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.89%	6.89%	6.89%	7.30%	8.19%	8.99%	10.49%	-

### Prime

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% £30k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	-	3%, 2%
2 Yr Fix	7.29%	7.29%	7.79%	8.14%	9.04%	9.99%	10.99%	3%, 2%
3 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.97%	10.97%	3%, 2%, 2%
5 Yr Fix	6.35%	6.35%	6.74%	7.35%	8.35%	9.39%	10.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.14%	7.14%	7.14%	7.45%	8.45%	9.49%	10.99%	-

### Near Prime

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% -	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	-	3%, 2%
2 Yr Fix	8.59%	8.59%	8.89%	9.19%	9.94%	11.15%	-	3%, 2%
3 Yr Fix	8.49%	8.49%	8.79%	9.09%	9.84%	11.13%	-	3%, 2%, 2%
5 Yr Fix	7.39%	7.39%	7.69%	8.49%	9.64%	10.64%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, no ERC	7.79%	7.79%	7.79%	8.59%	9.74%	10.74%	-	-

Reversionary Rates: BBR +5% < 75% and BBR +5.25% > 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%
<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, 1 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 ignored. Previous conduct will effect credit score.		

### Income

	<85%	>85%
<b>Minimum Income</b>	£15K	£40K
<b>Minimum Valuation</b>	£90K	£275K
<b>LTI</b>	Up to 6x	4.5x Max
<b>DTI</b>	45%	
<b>Self Employed</b>	2 years accounts required-see criteria guide for details	

### Fees

Type	Max	
Product Fee	<£125k-£995	<£500k-£1495
Broker Fee	£5k or 12.5%	

### Applicant Profile

	Min	Max
Age	18	<85
Term	3	30

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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### Field Team for our club and network partners



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**Business Development Manager**

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### Key Account Team for our Specialist Distributors



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**Head of Specialist Distribution**

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**Jigar Patel**  
**Head of Specialist Distribution**

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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 Enquiries Team (Pre submission)	0207 031 1551	Mortgage.enquiries@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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