



United Trust Bank Product Guide Residential First Charge Mortgages

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 1551
or 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
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we understand specialist mortgages



Prime Plus Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	3%, 2%
2 Yr Fix	6.44%	6.44%	6.44%	6.84%	7.24%	3%, 2%
3 Yr Fix	6.39%	6.39%	6.39%	6.79%	7.14%	3%, 2%, 2%
5 Yr Fix	6.04%	6.04%	6.04%	6.14%	6.34%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	6.94%	6.94%	6.99%	7.19%	7.49%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score.	Available on all plans 75% max LTV 70% max downsize Standard LTI Affordability stressed on IO repayment only Not available for FTBs Minimum income £50k Minimum age 25	0.5% rate loading 4x LTI Reduced product fee of £995 Minimum loan size £5,000 Maximum Loan Size £250,000 Maximum LTV 70% Interest Only not available	Product fee: £1,495 Minimum age 21 Max age 85 Lending into retirement Max term 40 years Min term 5 years Max applicants 2 Max Loan £1M Min Loan £25k Broker fee max £5k or 12.5%	5x LTI to 60% LTV 4.5x LTI 60%-80% LTV 4.5x LTI to 85% LTV Minimum income £15,000 (£25,000 FTBs) 50% Bonus and overtime accepted with latest P60 Self employed 2 years accounts Contractors considered	BBR+4.75% < 75% BBR+5% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
Secured Loans and Mortgages 0 in 3m, 0 in 12m. 0 outstanding.					
CCJ 0 in 24m. Ignore if <£300.					
Defaults 0 in 24m. Ignore if <£300.					

Prime Plus Mortgage Types



Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	3%, 2%
2 Yr Fix	6.69%	6.69%	6.79%	7.09%	7.49%	3%, 2%
3 Yr Fix	6.64%	6.64%	6.74%	7.04%	7.39%	3%, 2%, 2%
5 Yr Fix	6.69%	6.69%	6.74%	6.94%	7.14%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	7.19%	7.19%	7.24%	7.44%	7.74%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit	Available on all plans	0.5% rate loading	Product fee: £1,495	5x LTI to 60% LTV	BBR+4.75% < 75%
All accounts currently up to date. Previous conduct may impact credit score.	75% max LTV	4x LTI	Minimum age 21	4.5x LTI 60%-80% LTV	BBR+5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4.5x LTI to 85% LTV	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
0 in 3m, 0 in 12m. 0 outstanding.	Standard LTI	Minimum loan size £5,000	Lending into retirement	Minimum income £15,000 (£25,000 FTBs)	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Affordability stressed on IO repayment only	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime accepted with latest P60	
0 in 24m. Ignore if <£300.	Not available for FTBs	Maximum LTV 70%	Min term 5 years	Self employed 2 years accounts Contractors considered	
Defaults	Minimum income £50k	Interest Only not available	Max applicants 2		
0 in 24m. Ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Mortgage Types



Near Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.74%	+2.74%	+2.84%	+3.14%	+3.54%	3%, 2%
2 Yr Fix	7.09%	7.09%	7.19%	7.59%	8.09%	3%, 2%
3 Yr Fix	7.04%	7.04%	7.14%	7.44%	7.99%	3%, 2%, 2%
5 Yr Fix	7.09%	7.09%	7.14%	7.54%	7.94%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	7.59%	7.59%	7.64%	7.94%	8.54%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
<p>Unsecured Credit</p> <p>Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.</p>	Not available	<p>0.5% rate loading</p> <p>4x LTI</p> <p>Reduced product fee of £995</p> <p>Minimum loan size £5,000</p> <p>Maximum Loan Size £250,000</p> <p>Maximum LTV 70%</p> <p>Interest Only not available</p>	<p>Product fee: £1,495</p> <p>Minimum age 21</p> <p>Max age 85</p> <p>Max term 40 years</p> <p>Min term 5 years</p> <p>Max applicants 2</p> <p>Max Loan £1M</p> <p>Min Loan £25k</p> <p>Broker fee max £5k or 12.5%</p> <p>Not available FTBs</p>	<p>5x LTI to 60% LTV</p> <p>4.5x LTI 60%-80% LTV</p> <p>4.5x LTI to 85% LTV</p> <p>Minimum income £15,000</p> <p>50% Bonus and overtime accepted with latest P60</p> <p>Self employed 2 years accounts</p> <p>Contractors considered</p>	<p>BBR+4.75% < 75%</p> <p>BBR+5% > 75%</p> <p>Follow the BoE rate at the stated margin, down to a minimum of 0.5%</p> <p>Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%</p>
<p>Secured Loans and Mortgages</p> <p>0 in 3m, 1 in 12m. Max 1 outstanding.</p>					
<p>CCJ</p> <p>Max 1 in 24m. Ignore if <£300.</p>					
<p>Defaults</p> <p>Max 1 in 24m. Ignore if < £300.</p>					

Near Prime Mortgage Types



Our Team always on hand to help Residential, buy to let or second charge



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Other useful contact points

Division	Number	Email
Mortgage Enquires 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, procurement fee and sourcing queries please contact
Intermediary Support - on 0207 031 1551 Email: mortgage.enquiries@utbank.co.uk

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