

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

For post-submission enquiries call:

020 7031 1552 to speak to your underwriter



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

Best Short-Term Lender 2022 Mortgage Strategy Awards

Specialist Lender of the Year Mortgage Introducer Awards 2022

Residential First Charge 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	5.34%	5.34%	5.34%	5.34%	5.74%	6.24%	6.14%	6.99%	3%, 2%
3 Yr Fix	5.49%	5.49%	5.49%	5.49%	5.89%	6.34%	6.59%	7.29%	3%, 2%, 2%
5 Yr Fix	5.54%	5.54%	5.54%	5.54%	5.64%	5.94%	5.95%	6.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.74%	6.74%	6.74%	6.74%	6.84%	7.04%	7.69%	7.89%	-

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	5.79%	5.79%	5.79%	5.89%	6.19%	6.69%	6.89%	7.59%	3%, 2%
3 Yr Fix	5.74%	5.74%	5.74%	5.84%	6.14%	6.59%	6.79%	7.49%	3%, 2%, 2%
5 Yr Fix	6.19%	6.19%	6.19%	6.24%	6.44%	6.74%	6.69%	7.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.39%	7.39%	7.39%	7.44%	7.64%	7.84%	8.19%	8.49%	-

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	6.69%	6.69%	6.69%	6.79%	7.19%	7.79%	-	-	3%, 2%
3 Yr Fix	6.64%	6.64%	6.64%	6.74%	7.04%	7.69%	-	-	3%, 2%, 2%
5 Yr Fix	6.69%	6.69%	6.69%	6.74%	7.14%	7.54%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.79%	7.79%	7.79%	7.84%	8.24%	8.64%	-	-	-

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 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	6x up to 85% LTV to £1M and 4.5x on all other LTVs and loan size.						
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	Prime Plus and Prime only

Fees

Туре	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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