UTB Mortgages

Buy To Let Mortgages

PRODUCT GUIDES

A new range of buy-to-let products available to individual, portfolio, limited company SPV and first time landlords.

We aim to help with specialist buy-to-let requirements such as unusual property types including flats that are high rise and over commercial premises, HMOs, multi unit freehold properties and holiday lets.

Using our fully on line broker portal and client app, we can provide quick decisions and underwriter flexibility.

We are always happy to discuss cases that do not 'fit the box'.

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

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

Standard Range

Standard Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	5.09%	4.84%	4.14%	3.89%
Max LTV 70%	5.09%	4.84%	4.14%	3.89%
Max LTV 75%	5.09%	4.84%	4.14%	4.09%
Max LTV 80%	6.04%	5.84%	5.54%	
Reversionary Rates	**BBR + 4.5% ***			

Standard Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
5.80%	5.62%	5.44%	5.19%	£50k - £1.5m
5.80%	5.62%	5.44%	5.19%	£50k - £1.0m
5.90%	5.72%	5.54%	5.29%	£50k - £1.0m
7.00%	6.94%	6.64%		£50k - £500k
BBR + 4.5% *				

Property Types

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

ECRs

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

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%

Buy To Let Mortgages For Intermediaries

Specialist Range

Specialist Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	5.34%	5.09%	4.39%	4.24%
Max LTV 70%	5.34%	5.09%	4.39%	4.24%
Max LTV 75%	5.34%	5.09%	4.39%	4.24%
Max LTV 80%	6.09%	5.89%	5.59%	
Reversionary Rates	BBR + 5% *			

Specialist Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
6.09%	5.89%	5.57%	5.49%	£50k - £1.5m
6.09%	5.89%	5.79%	5.49%	£50k - £1.0m
6.09%	5.89%	5.79%	5.49%	£50k - £1.0m
7.19%	6.94%	6.74%		£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

ECRs

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

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%

Buy To Let Mortgages For Intermediaries

Non-standard range

Non-standard Range 2 Year Fixed

Product Fee	2%	3%	4%	5%
Max LTV 65%	5.59%	5.19%	4.79%	4.69%
Max LTV 70%	5.59%	5.19%	4.79%	4.69%
Max LTV 75%	5.59%	5.29%	4.79%	4.69%
Max LTV 80%				
Reversionary Rates	BBR + 5.25% *			

Non-standard Range 5 Year Fixed

2%	3%	4%	5%	Loan Size
6.64%	6.44%	6.24%	6.14%	£50k - £1.5m
6.64%	6.44%	6.24%	6.14%	£50k - £1.0m
6.64%	6.44%	6.24%	6.14%	£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 lettings only

ECRs

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

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

Residential, buy to let or second charge

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Useful Contacts

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Website: **utbank.co.uk**

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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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