UTB Mortgages



Residential First Charge Mortgage

PRODUCT GUIDES

Residential First Charge Mortgages

Super Prime

Max LTV Max Gross 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	+2.29%	+2.29%	+2.29%	+2.39%	+2.59%	+2.99%	+3.09%	+3.29%	3%, 2%
2 Yr Fix	5.44%	5.44%	5.44%	5.44%	5.74%	6.54%	6.64%	6.84%	3%, 2%
3 Yr Fix	5.69%	5.69%	5.69%	5.69%	5.99%	6.54%	6.64%	6.84%	3%, 2%, 2%
5 Yr Fix	5.69%	5.69%	5.69%	5.69%	5.74%	6.69%	6.75%	6.95%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.89%	6.89%	6.89%	6.89%	6.94%	7.79%	8.04%	8.24%	

Prime Plus

Max LTV Max Gross 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	+2.49%	+2.49%	+2.49%	+2.59%	+2.79%	+3.04%	+3.14%	+3.34%	3%, 2%
2 Yr Fix	5.64%	5.64%	5.64%	5.64%	5.94%	6.59%	6.69%	6.89%	3%, 2%
3 Yr Fix	5.89%	5.89%	5.89%	5.89%	6.19%	6.59%	6.69%	6.89%	3%, 2%, 2%
5 Yr Fix	5.89%	5.89%	5.89%	5.89%	5.94%	6.74%	6.80%	7.00%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.09%	7.09%	7.09%	7.09%	7.14%	7.84%	8.09%	8.29%	

Prime

Max LTV Max Gross 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	+2.84%	+2.84%	+2.84%	+2.94%	+3.14%	+3.59%	-	-	3%, 2%
2 Yr Fix	6.29%	6.29%	6.29%	6.39%	6.59%	7.14%	-	-	3%, 2%
3 Yr Fix	6.34%	6.34%	6.34%	6.44%	6.64%	7.14%	-	-	3%, 2%, 2%
5 Yr Fix	6.74%	6.74%	6.74%	6.79%	6.94%	7.29%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.84%	7.84%	7.84%	7.84%	8.14%	8.39%	-	-	

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.

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Near Prime

Max LTV Max Gross 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	+3.44%	+3.44%	+3.44%	+3.54%	+3.84%	+4.24%	-	-	3%, 2%
2 Yr Fix	6.60%	6.60%	6.60%	6.60%	7.19%	7.99%	-	-	3%, 2%
3 Yr Fix	6.65%	6.65%	6.65%	6.65%	7.14%	7.99%	-	-	3%, 2%, 2%
5 Yr Fix	6.80%	6.80%	6.80%	6.95%	7.24%	7.84%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.85%	7.85%	7.85%	7.85%	8.34%	8.94%	-	-	

Specialist

Max LTV Max Gross 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	+3.64%	+3.64%	+3.64%	+3.84%	+4.04%	-	-	-	3%, 2%
2 Yr Fix	6.80%	6.80%	6.80%	6.80%	7.39%	-	-	-	3%, 2%
3 Yr Fix	6.85%	6.85%	6.85%	6.85%	7.34%	-	-	-	3%, 2%, 2%
5 Yr Fix	6.90%	6.90%	6.90%	7.00%	7.44%	-	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	8.00%	8.00%	8.00%	8.05%	8.54%	-	-	-	

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.

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Key Criteria Highlights

Status Definition

	Super Prime		Prime Plus		Prime		Near Prime	Specialist
	< 85%	> 85%	< 85%	> 85%	< 85%	> 85%	85%	80%
Unsecured	UTD	UTD	UTD	UTD	Ignore if Consolidating	UTD	Ignore if Consolidating	Ignore if Consolidating
Secured Loans and Mortgages	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 2 in 12
CCJ's	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24
Defaults	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24

Income

	<85%	>85%	FTB	Interest Only
Minimum Income	£15K	£40K	£25K	£50K
Minimum Valuation	£90K	£125K	£90K	£100K
LTI	6x upto 85% LTV to £2M. 4.5x Near Prime and Specialist > £1M			
DTI	50%			
Self Employed	2 years accounts required-see criteria guide for details			

Fees

Type	Max
Product Fee	£1,495
Broker Fee	£5k or 12.5%

Applicant Profile

	Min	Max
Age	18	<85
Term	3	40

Product Features

Unencumbered		Interest Only	
0.5% loading 4x LTI Min loan £5k IO unavailable	£995 Product Fee Max LTV 70% Max Loan Size £250k Prime Plus/Prime/Near Prime only	75% LTV Max 70% LTV Downsize Stressed on IO repayment only Min age 25	Super Prime/Prime Plus/Prime only Not available for FTBs

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