



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 (0-Status) Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	2.00%, 0.75%
2 Yr Fix	6.44%	6.44%	6.54%	6.84%	7.24%	2.00%, 0.75%
3 Yr Fix	6.39%	6.39%	6.49%	6.79%	7.14%	3.25%, 2.00%, 0.75%
5 Yr Fix	5.99%	5.99%	5.99%	6.19%	6.49%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	6.84%	6.84%	6.94%	7.24%	7.64%	4.00%, 3.00%

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	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 70%-80% LTV	5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4x 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	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Stressed on repayment	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime	
0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs		Min term 5 years	Self employed 2 years accounts	
Defaults	Minimum income £50k		Max applicants 2	Contractors considered	
0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Plus (0-Status) Mortgage Types



Prime (1-Status) Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	2.00%, 0.75%
2 Yr Fix	6.59%	6.59%	6.69%	6.99%	7.39%	2.00%, 0.75%
3 Yr Fix	6.54%	6.54%	6.64%	6.94%	7.29%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.49%	6.49%	6.59%	6.89%	7.19%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	6.99%	6.99%	7.09%	7.39%	7.79%	4.00%, 3.00%

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	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 70%-80% LTV	5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4x 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	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Stressed on repayment	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime	
0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs		Min term 5 years	Self employed 2 years accounts	
Defaults	Minimum income £50k		Max applicants 2	Contractors considered	
0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime (1-Status) Mortgage Types



Near Prime (2-Status) Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.74%	+2.74%	+2.84%	+3.14%	+3.54%	2.00%, 0.75%
2 Yr Fix	6.99%	6.99%	7.09%	7.49%	7.99%	2.00%, 0.75%
3 Yr Fix	6.94%	6.94%	7.04%	7.34%	7.89%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.89%	6.89%	6.99%	7.39%	7.79%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	7.39%	7.39%	7.49%	7.79%	8.39%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.	Not available	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 70%-80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime Self employed 2 years accounts Contractors considered	4.75% < 75% 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, 1 in 12m. Max 1 outstanding.					
CCJ Max 1 in 24m. No Max number or £ over 24m -ignore if <£300.					
Defaults Max 1 in 24m. No max number or £ over 24m Ignore if < £300.					

Near Prime (2-Status) Mortgage Types



Our Team always on hand to help

Residential, buy to let or second charge



Caroline Mirakian –
Sales & Marketing Director
Nationwide
M: 07825 720 586
cmirakian@utbank.co.uk

Field Team for our club and network partners



Hannah Oades –
Corporate Account Manager
Club & Network Distribution
Nationwide
M: 07423 789 983
hoades@utbank.co.uk



Stewart Green –
London and East of England
M: 07557 311 615
sgreen@utbank.co.uk



Rachel Shackleton –
South East and South West
M: 07471 971 236
rshackleton@utbank.co.uk

All team members are supported by a dedicated telephony business relationship manager – T: 0207 031 1551

- Lloyd Turner-All
- James Hodgskin- All
- Jack Martin-South East
- Kerry Bradley-North West
- Jodie Roy-Specialist Distribution



Key Account Team for our Specialist Distributors



North Region
Chris Pedlar –
M: 07787 296 057
cpedlar@utbank.co.uk



South Region
Jigar Patel –
M: 07796 348 031
jpatel@utbank.co.uk

Other useful contact points

Division	Number	Email
Mortgage Enquires Team (Pre submission)	0207 031 1551	Mortgage.enquires@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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